

CONDOMINIUM

1785 Middle Gulf DR A103

1785 Middle Gulf Drive, Sanibel, Florida, 33957, United States

Property Details

Type	**Condominium**
MLS #	**2026041900**
Bedrooms	**3**
Building size	**1594 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**3**
Exterior	**Block**
Interior	**Tile**

Description

Experience refined coastal living in this completely remodeled Gulf-front condominium on beautiful Sanibel Island. Renovated from top to bottom, this exceptional 3-bedroom, 2-bath residence is the perfect luxurious beach home. COREtec luxury vinyl plank flooring flows throughout, complemented by a beautifully appointed kitchen featuring stainless steel appliances and quartz countertops. The unit is offered fully furnished with tastefully selected items, excluding personal belongings and artwork. A versatile third bedroom with a Murphy bed offers the flexibility to serve as a private guest room, home office, or additional lounge space. Impact-resistant windows and sliding glass doors provide added peace of mind, while the living room and bedroom sliders pocket to give you uninterrupted views of the beach and Gulf beyond. Not only is there an in-unit washer and dryer, but a dedicated laundry room. Additional conveniences include elevator access, a private ground-floor storage unit, a heated swimming pool, tennis and pickleball courts, a grilling area, and a private boardwalk to the beach. With its comprehensive renovation, flexible living spaces, and exceptional beachfront setting, this condominium offers an inviting opportunity to enjoy the very best of Sanibel Island living. This unit is not in a rental program. Projections are forthcoming. Proposed 2027 association fee breakdown as follows: Q1 $11k Q2 $7k Q3 $7k Q4 $7k Front loaded because insurance is due in Q1. $1,018.75/quarter of those figures is to be allocated to SIRS and NON SIRS

reserves.