


**$1,349,900**

CONDOMINIUM

# 1299 Middle Gulf DR 191

1299 Middle Gulf Drive, Sanibel, Florida, 33957, United States

## Property Details

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|---|---|
| Type | **Condominium** |
| MLS # | **2026041603** |
| Bedrooms | **3** |
| Building size | **1867 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **3** |
| Floor | **2** |
| Exterior | **Concrete** |
| Interior | **Carpet** |

## Description

Here's your opportunity to own a slice of paradise at the coveted Sanibel Gulf-front community of Compass Point! This corner/end unit has unbelievable beach and gulf views that dreams are made of. The floor to ceiling sliders allow you to enjoy the serene gulf waters and swaying palms when you wake up in the primary bedroom, while relaxing in the living room, making breakfast in the kitchen, or dining on the lanai! The screened and glass enclosed lanai spans the entire width of the unit, with spiral staircase that goes directly down to private cabana. This unique setup gives you extra (air conditioned) space (307 additional SF) for entertaining, with additional studio-type space with 3/4 bath, wet bar, and direct beach access. The cabana space also provides plenty of space to store your bikes and beach gear, right on ground level. From your cabana, head straight to the white sand on the newly built boardwalk. This unit has undergone recent updates, is furnished turnkey, and ready to call home. Compass Point allows weekly rentals, and this unit has had consistent, long-term rental history-- for those who may want extra income while not occupying the unit themselves. Heated pool and pool house updated, along with new tennis and pickleball courts, gas grills, and bocce court. Don't wait another minute to create memories in your beautiful Sanibel beach condo!