
$549,000
RESIDENTIAL
27584 Imperial River RD
27584 Imperial River Road, Bonita Springs, Florida, 34134, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226034739**
View	**Canal, Trees Woods, Water, Mangroves**
Waterfront	**Canal**
Lot size	**0.69 acres**
Neighborhood	**BN02 - West of US41 South of Bon**
Subdivision	**IMPERIAL SHORES**

Description

NEARLY 300 FEET OF NAVIGABLE WATERFRONT ON 0.69 ACRES—LESS THAN 2 MILES FROM BONITA BEACH! A rare opportunity to create your own private waterfront retreat in Imperial Shores. This exceptional corner property includes two parcels totaling 29,884 square feet, with nearly 300 feet of waterfront, a private basin parcel, and direct boating access to the Imperial River and Gulf of Mexico. Tucked away near the mouth of the Imperial River, this secluded setting offers the best of privacy and boating convenience. Enjoy a less-than-10-minute idle-zone ride to Bay and Gulf access, getting you quickly from your backyard to open-water adventures. Mature mangroves frame the waterways, while established palms and landscaping, a gated entrance, and no residences directly across the water enhance the feeling of a private tropical hideaway. The waterway can accommodate boats up to approximately 26 feet, making this an outstanding setting for boaters who want convenient access to the Gulf, back bays, beaches, and waterfront dining. Zoned TFC-2, the property offers potential for one residence or two attached residences, subject to applicable governmental approvals. A full geotechnical report has already been completed and is available, providing valuable information for planning future construction. A residence previously occupied the property, which may provide meaningful impact-fee savings for future development. And the location is hard to beat—less than 2 miles from Bonita Beach, with boating, beaches, three waterfront restaurants, and the Southwest Florida coastal lifestyle all within easy reach. Whether envisioned as a private waterfront estate or a unique short-term rental development opportunity, properties offering this combination of 0.69 acres, nearly 300 feet of waterfront, privacy, Gulf access, and proximity to Bonita Beach are increasingly difficult to find.