

CONDOMINIUM

2549 W Gulf DR 106

2549 W Gulf Drive, Sanibel, Florida, 33957, United States

Property Details

Type	**Condominium**
MLS #	**2026040639**
Bedrooms	**3**
Building size	**3801 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3.5**
Floor	**3**
Exterior	**Insulated Concrete Forms**
Interior	**Tile**

Description

TOP-FLOOR PENTHOUSE AT SEDGEMOOR. Set atop Sanibel’s newest condominium complex, this southwest-facing Gulf-front residence offers more than 3,800 square feet of beautifully designed living space, panoramic water views, and a rare sense of privacy. With 3 bedrooms, 3.5 baths, plus a private office or den, the penthouse lives with the space and comfort of a single-family home while offering the ease of condominium living. A private elevator opens directly into the residence, where an expansive great room immediately draws your eye toward the Gulf. Floor-to-ceiling sliders fill the space with natural light and open to a generous terrace overlooking the beach and water beyond. The southwest exposure creates an exceptional setting for enjoying Sanibel’s sunsets from home. The kitchen was designed to be both beautiful and highly functional, with dual oversized islands, soapstone countertops, custom cabinetry, and professional-grade Sub-Zero, Viking, and Miele appliances. Its open connection to the main living and dining areas makes it equally suited for entertaining a crowd or a quiet evening at home. The Gulf-front primary suite is its own retreat, with water views and a spacious bath featuring a soaking tub, walk-in shower, and detailed tilework. Two additional guest suites each offer an ensuite bath and custom walk-in closet, providing comfortable, private accommodations for family and guests. Wide-plank wood and tile flooring, custom built-ins, crown molding, and subtle shiplap details carry a relaxed, refined feel throughout the residence. With

just 12 residences, Sedgemoor offers an intimate Gulf-front setting with a resort-style pool and hot tub. The community is also just minutes from The Sanctuary Golf Club. Combining the space of a private home with top-floor Gulf views, exceptional finishes, and one of Sanibel’s most exclusive condominium settings, this Sedgemoor penthouse is a distinctive opportunity for island living.
