
$190,000
RESIDENTIAL
5659 Ann Arbor DR
5659 Ann Arbor Drive, Bokeelia, Florida, 33922, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026040050**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.25 acres**
Neighborhood	**PI01 - Pine Island (North)**
Subdivision	**CHARLOTTE SHORES**

Description

WATERFRONT GULF-ACCESS LOT WITH BRAND-NEW RIP-RAP SEAWALL! Discover the opportunity to build your dream coastal retreat on this cleared, ready-to-build waterfront lot in the desirable Charlotte Shores community of Bokeelia. Located just north of Pine Island Center, this property offers direct, no-bridge boating access to Pine Island Sound, Matlacha Pass, and the Gulf of Mexico. Boaters and anglers will appreciate the easy access to some of Southwest Florida's renowned fishing and boating waters. Whether you're heading out for a day of fishing, exploring the surrounding islands, or enjoying a sunset cruise, this location puts you close to it all. The brand-new rip-rap seawall adds valuable waterfront infrastructure to this exceptional homesite. Enjoy the peaceful, laid-back island lifestyle of Bokeelia while remaining conveniently close to shopping, dining, and everyday amenities. Punta Gorda and Fort Myers are within easy reach, and both Punta Gorda Airport and Southwest Florida International Airport provide convenient options for travel. Some of Southwest Florida's beautiful Gulf beaches are also nearby. If you've been looking for a waterfront lot where you can create a home designed around the Florida lifestyle, this is an opportunity worth exploring. Bring your plans, your boat, and your vision for waterfront living—Charlotte Shores is ready to welcome you home!