

$299,900

RESIDENTIAL

19281, #32-33 San Carlos BLVD

19281, #32-33 San Carlos Boulevard, Fort Myers Beach, Florida, 33931, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026040034**
View	**Bay, Landscaped, Partial Buildings**
Lot size	**0.05 acres**
Neighborhood	**FB06 - San Carlos Island**
Subdivision	**GULF COVE TRAILER PARK CO-OP**

Description

Welcome to Gulf Cove Trailer Park Co-Op, a rare opportunity to own two side-by-side lots in one of San Carlos Island’s hidden waterfront communities just moments from Fort Myers Beach. Lots 32 and 33 are being offered together as a package deal, creating an oversized footprint rarely available within this highly sought-after 55+ co-op community. Completely paved with updated landscaping already in place, the property offers a clean, low-maintenance setup ready for immediate enjoyment or future redevelopment. Located at the gateway to Fort Myers Beach, Gulf Cove places you near marinas, waterfront dining, boating, fishing, entertainment, and the island lifestyle Southwest Florida is known for. Ownership within Gulf Cove includes a 1/60th interest in the entire co-op community, creating a unique blend of private ownership and community-oriented waterfront living on San Carlos Island. Gulf Cove is a gulf-access oriented waterfront community, with the Board of Directors currently working through a future process for boat slip assignments. Throughout the community, residents enjoy bay, marina, and water views along with the convenience of being surrounded by ongoing redevelopment and investment in the Fort Myers Beach area. Major infrastructure improvements have already been completed throughout the community, including sewer, water, and electric services. The expansive paved configuration of these combined lots creates flexibility for RV/Park Model use, outdoor entertaining, parking, or future elevated residential construction. Future homes within Gulf Cove are required to meet current FEMA elevation standards, generally requiring construction approximately 8–10 feet above grade. This opens the door for elevated coastal home concepts with open-air entertaining areas, covered parking, storage, or additional outdoor living space below. The double-lot setup provides additional design flexibility that is difficult to find within the community and may allow for expanded custom home concepts or multiple structures subject to approvals. Quarterly HOA fees of approximately $800(per parcel) include lawn and land maintenance, sewer, water, trash

removal, street maintenance, and community upkeep, helping keep ownership simple and manageable. Whether you are looking for a seasonal retreat, RV getaway, future island home site, or long-term investment within a revitalizing waterfront community, Lots 32 and 33 offer a unique opportunity to secure a larger presence in one of Southwest Florida’s most desirable coastal locations.
