

SINGLE FAMILY RESIDENCE

12277 Boat Shell DR

12277 Boat Shell Drive, Matlacha Isles, Florida, 33991, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026039429**
Bedrooms	**3**
Building size	**4556 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**2**
Exterior	**Stucco**
Interior	**Tile**

Description

Key West–style waterfront home with direct Gulf access and no HOA. This move in ready property features a 2 bedroom plus den, 2 bath main living level and a separate 1 bedroom, 1 bath downstairs guest suite offering excellent privacy for visitors or multigenerational living. Home is being sold turn key. Recent upgrades include impact resistant windows and doors (except downstairs suite door), Hardie Board siding, newer roof, and a whole house generator. The property offers room for a pool and hot tub, abundant parking, and a private dock with fast, bridge free access to the Gulf of Mexico. Enjoy beautiful water views, peaceful outdoor living, and quick boating access to Pine Island and surrounding islands. Conveniently located near shopping, dining, and healthcare facilities. Buyer can take over seller’s current WRIGHT National Flood Insurance policy. A Huge savings.