
$1,400,000
RESIDENTIAL
273 N Barfield DR
273 N Barfield Drive, Marco Island, Florida, 34145, United States
SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226033048**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.25 acres**
Neighborhood	**MI01 - Marco Island**
Subdivision	**MARCO ISLAND**

Description

273 and 269 North Barfield Here it is: the listing builders wait years for and almost never see. Two contiguous parcels on Marco Island, offered together, delivering 200 feet of direct, unbroken waterfront frontage. Not a subdivided lot with a shared easement. Two full 100-foot waterfront frontages, side by side, sold as one. Offered together: $2,800,000 One parcel carries an existing home, sold AS-IS and ripe for a major rehab or a clean teardown. The other is vacant and ready to build. Together they let a builder do what almost never happens on this island anymore: construct two custom waterfront homes back to back, sharing site work and mobilization costs from day one. The high-visibility site also works well for a builder's model home. At roughly $14,000 per foot of combined waterfront, the economics are built in. One mobilization, two builds. One permitting cycle, two waterfront homes. The terms: This is an estate sale, handled by a trustee. The properties will not be separated. One transaction, one buyer, both parcels. Contiguous 200-foot waterfront assemblages don't come up on Marco Island. This one won't sit long.