

DUPLEX

11319 Tangerine DR

11319 Tangerine Drive, Bonita Springs, Florida, 34135, United States

Property Details

Type	**Duplex**
MLS #	**226032610**
Bedrooms	**6**
Building size	**3050 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.2 acres**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. PRE-CONSTRUCTION INVESTMENT OPPORTUNITY IN BONITA SPRINGS. This offering consists of one complete duplex building containing two spacious 3-bedroom, 2-bath residences—six bedrooms and four bathrooms in total. Each residence offers approximately 1,525 square feet under air and 1,583 square feet under roof, providing a combined total of approximately 3,050 square feet under air. Designed for long-term rental appeal, each residence features a private entrance, open-concept living and dining areas, a functional kitchen with center island and pantry, a private primary suite with walk-in closet, two additional bedrooms, two full bathrooms, private laundry and a covered rear patio. The split-bedroom floor plan has an electric water heater, 10' tall ceilings and 11' coffers and provides privacy and comfortable everyday living for tenants and families. Located near Bonita Beach Road and Imperial Parkway, the property offers convenient access to I-75, shopping, dining, employment centers and Southwest Florida’s beaches. New construction provides investors with modern layouts, efficient systems, reduced near-term maintenance and the opportunity to own two income-producing residences within one property. A second adjoining duplex at 11323 Tangerine Drive may also be purchased, subject to availability, creating the opportunity to acquire four residences together. Info package with rental projections and ROI attached. Renderings are artist’s conceptions. Plans, finishes,

specifications, square footage, pricing and completion timing are subject to the executed purchase agreement and final construction documents. Buyer must independently verify all information, including dimensions, rents, zoning, parcel configuration and projected operating results.