
$1,000,000
SINGLE FAMILY RESIDENCE
1771 Coral WAY
1771 Coral Way, North Fort Myers, Florida, 33917, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226030376**
Bedrooms	**5**
Building size	**3226 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

OVER 200 FEET OF WATERFRONT. NO BRIDGES. EXCEPTIONAL PRIVACY. NEARLY $500,000 IN IMPROVEMENTS. Welcome to a boater's paradise where extraordinary waterfront living meets resort-style luxury! Just 600 yards from the Caloosahatchee River, with direct, unrestricted boating access and NO BRIDGES, this remarkable property offers a rare combination of waterfront amenities, privacy, versatility, and exceptional upgrades. A WATERFRONT ENTHUSIAST'S DREAM! Enjoy over 200 feet of bulkheaded waterfront, two boat lifts (16,000 and 7,000 lbs), engineered dock planking, private waterfront walkways, a floating dock for two WaveRunners, and a dedicated kayak pad. Cruise the Caloosahatchee, explore Southwest Florida's scenic waterways, or discover waterfront restaurants and destinations near Fort Myers, Sanibel, and Fort Myers Beach. The channel out to the river accommodates a 40+ foot boat, even at low tide. YOUR OWN PRIVATE TROPICAL RETREAT! With no immediate neighbors to the north or east, enjoy exceptional privacy while relaxing beside the expansive swimming pool, entertaining beneath your tiki hut, or harvesting fruit from approximately a dozen varieties of established fruit trees. RV hookups add even more convenience and flexibility. Inside, this beautifully updated 4-bedroom, 3-bath residence showcases wood-look tile flooring throughout, an expansive kitchen with gorgeous quartz countertops, and flexible spaces ideal for a home office or fitness room. An especially valuable bonus is the legally permitted, separately

accessible casita, offering private accommodations for guests, extended family, or potential income through permitted short-term rentals. NEARLY $500,000 IN IMPROVEMENTS! Significant updates include the roof (approximately five years old), HVAC, windows, sliding glass doors, water heater, kitchen appliances, washer and dryer, LED lighting, plantation shutters, pool equipment, and upgraded no-see-um enclosure screening. Additional investments include a 24kW whole-house propane generator and an engineered flood barrier panel system designed for rising water up to four feet, subject to system specifications. ADDED FUTURE VALUE: A government-funded project is planned to replace existing septic systems with county sewer service, with construction scheduled to begin in 2027 and no homeowner expense anticipated under the current project plan. An optional $250/year HOA provides access to a private riverfront park and community activities. Enjoy convenient proximity to I-75, shopping, dining, and Southwest Florida International Airport, approximately 30 minutes away. This isn't just a waterfront home. It's a fully equipped Southwest Florida boating lifestyle that's ready for your next adventure. Schedule your private showing and experience the difference!
