

CONDOMINIUM

2445 W Gulf DR A2

2445 W Gulf Drive, Sanibel, Florida, 33957, United States

Property Details

Type	**Condominium**
MLS #	**2026036182**
Bedrooms	**2**
Building size	**1450 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**4**
Exterior	**Other**
Interior	**Tile**

Description

Only two residences from the Gulf, Pointe Santo A2, pairs the ease of a ground-floor walkout with beautiful Gulf views and front-row perspective over the community’s lush tropical grounds and signature courtyard lagoon. Completely reimagined from its 2022 condition, the residence is offered fully renovated, decorator-furnished and ready to enjoy, an especially compelling opportunity in one of Sanibel’s established beachfront communities. The interior has been transformed with wood-look tile flooring throughout, impact-rated windows and doors, new LED lighting and an entirely new furnishings package. The redesigned kitchen has a clean coastal aesthetic with shaker cabinetry, quartz countertops, glass tile backsplash and stainless-steel appliances. The primary bath received an equally comprehensive renovation with a spacious walk-in shower and custom dual-sink vanity topped in quartz. An enclosed den adds valuable flexibility, creating additional space for overnight guests, a home office or a quiet retreat. What makes A2 particularly appealing, however, is its relationship with the outdoors. Go directly outside from the ground floor and the tropical landscape, lagoon and Gulf become an extension of the living space, without elevators or stairs between you and the beach. With the Gulf only two units away, this is the kind of location that makes coming and going from the sand remarkably effortless. Pointe Santo itself has undergone an impressive refresh, while retaining the character that has made it a Sanibel favorite for generations. The beachfront community

encompasses 750 feet of Gulf frontage and features a heated Gulf-front saltwater pool and spa, new pool pavilion, tennis and pickleball courts, central lagoon, beachside lounge chairs and easy access to Sanibel’s extensive bike path system. Its West Gulf Drive setting also places owners within an easy bike ride of island shopping and dining, with nearby resorts offering additional options for dining and recreation. Perhaps most noteworthy is the value proposition. The owner purchased A2 for $1,371,000 in 2022, prior to completing its extensive renovation and furnishing the residence from top to bottom. Today, it is being offered at $995,000, fully renovated, impact-protected, beautifully furnished and near the Gulf. Pointe Santo unit A2 offers a rare combination of Gulf proximity, turnkey condition and compelling value within one of Sanibel’s recognizable beachfront communities.
