
$240,000
RESIDENTIAL
17931 Bryan CT
17931 Bryan Court, Fort Myers Beach, Florida, 33931, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026036107**
Interior	**High Speed Internet**
View	**Canal, Preserve, Trees Woods**
Waterfront	**Canal**
Lot size	**0.13 acres**
Neighborhood	**FM12 - Fort Myers Area**
Subdivision	**BAYSIDE ESTATES**

Description

One of the largest Gulf-access lots in Bayside Estates! Located on a quiet cul-de-sac, this exceptional waterfront property offers over 92 feet of canal frontage and gorgeous views of the Estero Bay Buffer Preserve directly across the canal—providing a peaceful, private setting that is increasingly hard to find. Much larger than the average homesite in the community, the lot offers plenty of room to build a large custom manufactured home with a garage. The curved street frontage and generous lot dimensions create additional possibilities when designing your new Florida home. The lot has already been cleared and is ready for your vision. Enjoy Gulf access from your backyard and the best of the Southwest Florida lifestyle. Bayside Estates is a highly desirable, active 55+ boating community located just off Fort Myers Beach in the heart of the island area. Walk, bike, or boat to the beach and enjoy nearby restaurants, shopping, boating, and everything Southwest Florida has to offer. If you've been waiting for the right waterfront homesite to build your Florida dream home, this combination of size, Gulf access, preserve views, peace, and privacy makes this one truly special. Buyers in Bayside Estates pay a $2,800 resale capital contribution fee.