
$895,000
ATTACHED
507 Useppa
507 Useppa, Useppa Island, Florida, 33924, United States
FGCMLS

Property Details

Type	**Attached**
MLS #	**2026034128**
Bedrooms	**3**
Building size	**1822 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Vinyl Siding**
Interior	**Other**

Description

“Fancy Free Cottage” is located along the northwestern shoreline of Useppa Island and possesses many of the qualities that make for a quaint and private island retreat. This attached villa features three bedrooms and two baths encompassing more than 1,600 square feet of air-conditioned living space. From the moment you approach the front door, the difference is apparent: the end-unit setting offers additional openness and privacy, with lush tropical landscaping in place of the neighboring residence found alongside interior units. Situated just steps from the shoreline, its position provides expansive water views to the north and west, along with magnificent sunsets overlooking Boca Grande and Charlotte Harbor in the distance. Those waters and surrounding islands are easily accessible, as ownership of this unit includes the right to dock a boat of up to 24 feet at a nearby community dock at no additional cost. Through the front door, you are greeted by an open and light-filled living area overlooking the northwesterly water views through impact-rated sliding doors. The living room is spacious enough to accommodate a variety of dining and seating arrangements and also features a fireplace and bar. Adjacent to the living room is a full kitchen with breakfast bar, providing added functionality for entertaining while maintaining a convenient and manageable footprint. The Primary Bedroom is situated on the east side of the first of two living floors and offers ample storage along with a recently renovated ensuite bathroom. Direct access to the wraparound

deck is provided through classic multipaned French doors, where privacy and a tropical setting come together. The deck provides ample room for a jacuzzi, should the new owner desire one, or for a complement of patio furniture for outdoor entertaining and relaxation. Upstairs are two additional bedrooms joined by a Jack-and-Jill bathroom. The western bedroom possesses bird’s-eye views over the water through impact-rated sliding doors, and those views come to life the moment you step through the sliders onto the private open balcony. The bathroom is both functional and charming, with classic coastal décor and a private water closet and bath that can be closed off with pocket doors. The easterly guest room is quaint yet spacious enough to accommodate guests of all ages and would also serve well as an office or exercise room. With this floor plan, it is not uncommon for the western guest room to become the Primary Bedroom, while the eastern guest room serves as a Primary office or den. “Fancy Free Cottage” has received a wide range of updates and thoughtful attention in recent years, creating a truly move-in-ready property without the need for renovation or significant additional work. Its location and position provide a sense of waterfront living, complete with expansive water views and convenient dockage amid a lush tropical setting—all within a quaint and manageable package offered below $1,000,000.
