
$1,044,000
SINGLE FAMILY RESIDENCE
225 3rd ST
225 3rd Street, Bonita Springs, Florida, 34134, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226027763**
Bedrooms	**3**
Building size	**2885 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

DIRECT GULF ACCESS • NO BRIDGES • PRIVATE BOAT DOCK & LIFT • WALK TO THE BEACH! Discover the waterfront lifestyle you've been looking for in desirable Little Hickory Shores! Ideally situated on a canal with direct, bridge-free access to the Gulf, this inviting 3-bedroom-plus-den, 2-bath residence offers an exceptional combination of boating, beach proximity, outdoor living, and freedom from HOA fees. FOR THE BOATING ENTHUSIAST: The waterfront setting is the star of the show! An extensive walk-around dock, covered boathouse with canopy, and 13,000-pound boat lift provide an impressive setup for enjoying Southwest Florida's waterways. With water and electric at the dock and no bridges to navigate, your next boating adventure begins right in your backyard. YOUR OWN PRIVATE WATERFRONT RETREAT: Relax beside the beautifully designed heated swimming pool, installed in 2020 and complemented by an expansive marble deck. Whether entertaining friends, enjoying the Florida sunshine, or unwinding after a day on the water, the outdoor setting captures the essence of coastal living. IMPORTANT IMPROVEMENTS ALREADY COMPLETED: The home features impact-resistant windows and doors, additional storm shutters, updated flooring in 2024, a tile roof installed in 2017, and a fully fenced property. The comfortable split-bedroom floor plan includes a versatile den, spacious living areas, a screened lanai, and an attached two-car garage. LOCATION, LOCATION, LOCATION! Enjoy the convenience of being within walking distance of Bonita Beach and Barefoot

Beach, with nearby restaurants, shopping, and entertainment. Coconut Point and Mercato are also within easy reach. Located in Collier County. Whether you're seeking a full-time residence, seasonal waterfront escape, or your own Southwest Florida boating retreat, this property delivers the lifestyle you've been waiting for. BRING YOUR BOAT, ENJOY THE BEACHES, AND START LIVING THE WATERFRONT DREAM! Property offered AS-IS with right of inspection.
