

$2,350,000

RESIDENTIAL

655 Matanzas CT

655 Matanzas Court, Fort Myers Beach, Florida, 33931, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026032829**
View	**Bay**
Waterfront	**Bay**
Lot size	**0.37 acres**
Neighborhood	**FB01 - Bodwitch Pointe to Cresce**
Subdivision	**ISLAND SHORES**

Description

HUGE PRICE REDUCTION! Mother Nature’s Playground Meets the Ultimate in Luxury—Your future Estero Bay estate begins here. Discover a once in a lifetime opportunity to own a pristine, sprawling waterfront parcel on the prestigious North End of Estero Bay. This large, vacant lot offers nearly 90 feet of direct waterfront access with Gulf access just steps from your front yard—perfect for boaters seeking both convenience and exclusivity. Located on a peaceful cul de sac within the exclusive Matanzas Court neighborhood, this property provides the perfect blend of seclusion and vibrant island living. Imagine waking up to breathtaking sunrises over peaceful waters, enjoying evening strolls along the endless beach, and having effortless access to the Gulf from your own backyard. The seawall spans 89 feet across the rear of the property, Enjoy the North End location with just a short 5-10 minute walk to Times Square, Margaritaville, beachy restaurants, shops, and nightlife. The dedicated turn lane from the Matanzas Bridge ensures seamless high season access. Seeking a larger estate? The connecting Bayfront lot, (MLS #2025007037) with approved plans offers the opportunity for a larger footprint—perfect for creating an expansive compound or multiple residences. Elevate your living with direct access to the Gulf, unmatched privacy, and endless natural beauty—all within reach of Southwest Florida’s most vibrant hotspots. Imagine hosting unforgettable gatherings, indulging in picturesque sunrise mornings, or exploring the Gulf’s islands at your leisure. This is more than just land—it’s a rare opportuntiy to craft a custom coastal retreat beyond ordinary expectations. With over 15 commercial projects approved or underway across the island, now is the ideal moment to secure this special waterfront opportunity! SELLER FINANCING is available.