

$2,699,999

RESIDENTIAL

175 Bahia VIA

175 Bahia Viaduct, Fort Myers Beach, Florida, 33931, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026046592**
View	**Bay, Canal, Trees Woods**
Waterfront	**Canal**
Lot size	**1.26 acres**
Neighborhood	**FB04 - Avenida Pescadora to S.Bd**
Subdivision	**MCPHIE PARK**

Description

A Rare Opportunity to Acquire One of the Largest Direct Gulf Access Waterfront Estates on Fort Myers Beach. Nestled at 175 Bahia Via, this exceptional parcel represents a truly singular offering, the largest single family, direct Gulf access property currently available on the island. Spanning over an acre with remarkable waterfront presence, the possibilities here are as expansive as the views. Envision subdividing the site to create multiple distinguished residences, crafting a private family compound, or designing your ultimate dream beach home. The existing structure offers potential for thoughtful renovation and modernization, while the grounds provide a pristine canvas for new construction. (Prospective buyers are encouraged to conduct their own due diligence regarding subdivision and development opportunities.) The property boasts impressive amenities, including a refreshing swimming pool, 309 feet of seawall frontage along a protected basin, multiple docks, and two boat lifts, all ensuring effortless Gulf access. Ready to build, not just ready to buy: confirmed architectural plans are already in hand for this site, with two proven home designs, a refined Cottage Plan and a spacious Estate Plan, along with established builder relationships and construction pricing already in place. Whether you subdivide and build one home or bring your own architectural vision to all four homesites, the path from purchase to construction is already mapped out for you. Just a short stroll or bike ride away, you'll find pristine white sand beaches, vibrant restaurants, entertainment venues, and everyday conveniences. This is more than a property, it is a rare and one of a kind waterfront legacy on Fort Myers Beach.