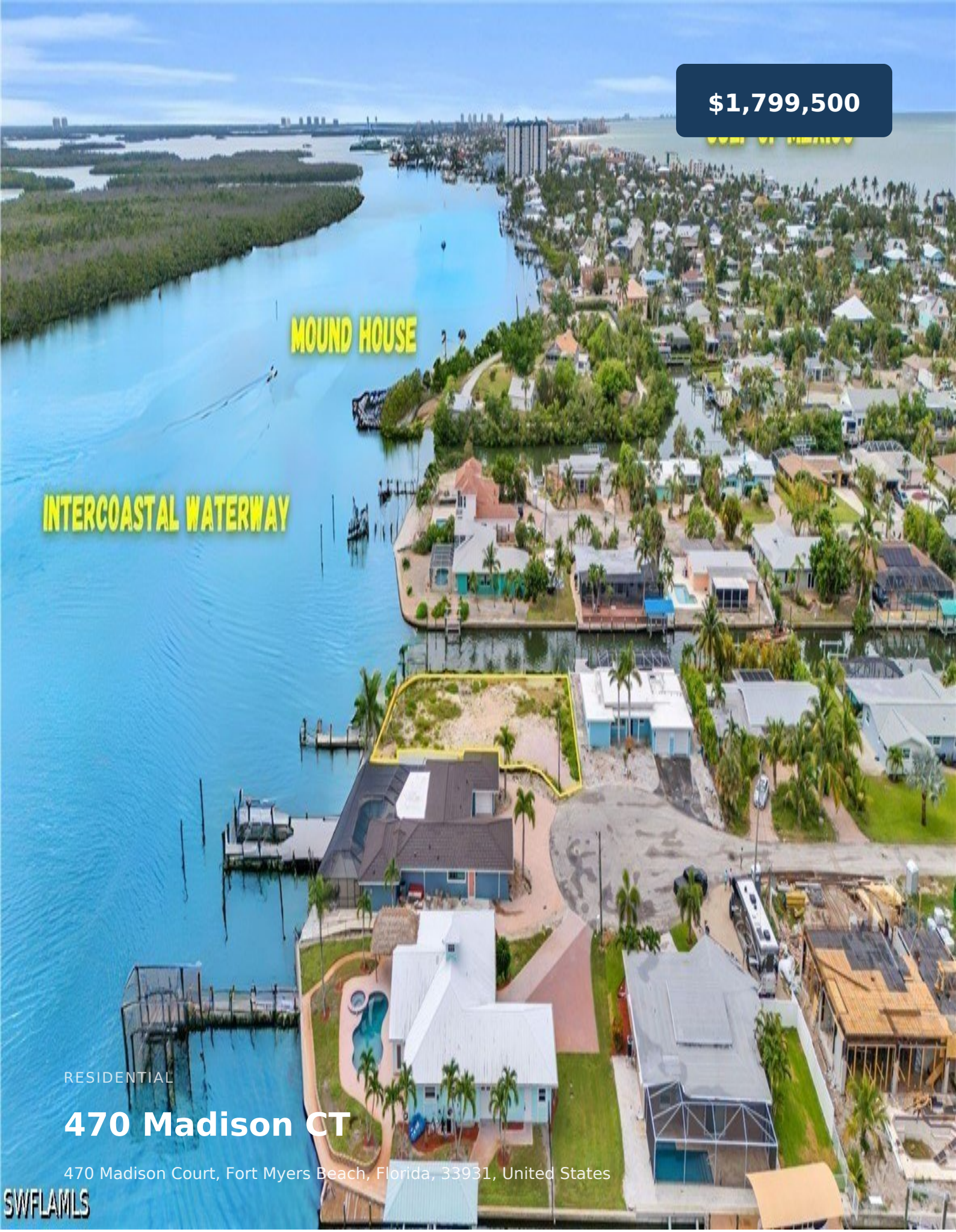


RESIDENTIAL

470 Madison CT

470 Madison Court, Fort Myers Beach, Florida, 33931, United States

Property Details

Type	**Residential**
MLS #	**226025627**
View	**Bay, Canal, Partial, Water**
Waterfront	**Bay, Canal**
Lot size	**0.23 acres**
Neighborhood	**FB03 - Gulf Beach Road to Avenid**
Subdivision	**SHELL MOUND PARK**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. BOATER’S BAYFRONT PARADISE | BUILD YOUR WATERFRONT LEGACY Discover one of Fort Myers Beach’s most exceptional waterfront opportunities. Situated on an oversized .23-acre (10,106± sq. ft.) homesite, this rare Bayfront & Canal Front property offers panoramic Intracoastal Waterway views, Gulf access, and the flexibility of dual dock placements along the wraparound canal and bay frontage. Unlike many waterfront lots, this property offers the opportunity to build on roughly 5,780 sq. ft. buildable footprint after setbacks, creating the potential for an extraordinary custom estate with expansive indoor and outdoor living spaces designed to capture breathtaking bay views. Preliminary builder concepts envision a grand luxury residence with soaring ceilings, dramatic walls of glass, elevated construction, and spectacular waterfront entertaining areas. Imagine sunrise coffee overlooking the bay, afternoons cruising to the Gulf, and evenings entertaining family and friends while watching boats pass by from your own backyard. Boaters will appreciate the direct Gulf access and an unbeatable location just 5 minutes by boat to the Fort Myers Beach Pier District, where waterfront restaurants, marinas, shopping, nightlife, and entertainment await. Walk or bike to the sugar-white sand beaches, enjoy world-class fishing, island hopping, paddleboarding, waterfront dining, and everything that makes Fort Myers Beach one of Southwest Florida’s most desirable waterfront destinations. Whether your vision is a modern coastal masterpiece, an elegant island retreat, or an iconic legacy estate, 470 Madison Court offers one of the most exciting waterfront building opportunities available on Fort Myers Beach. Whether your vision is a modern coastal masterpiece, an elegant island retreat, or an iconic legacy estate, 470 Madison Court offers one of the most exciting waterfront building opportunities available

on Fort Myers Beach.