

RESIDENTIAL

6095 Dinkins Lake RD

6095 Dinkins Lake Road, Sanibel, Florida, 33957, United States

Property Details

Type	**Residential**
MLS #	**2026028352**
Interior	**High Speed Internet**
View	**Landscaped**
Lot size	**1.01 acres**
Neighborhood	**SI01 - Sanibel Island**
Subdivision	**DINKINS BAYOU**

Description

Nature lovers, take a long look at this homesite. Extremely rare one-acre-plus parcel located on the quiet, west end of Sanibel. This oversized site was created when the original DinkinsBayou subdivision was re-platted by the City of Sanibel decades ago. It combined both lots #11 & #12 into a single parcel that contains 43,722 sq. ft., or slightly over one acre. According to a recent survey (12/08/2021 in Assc. Docs), the majority of the two parcels are located in the D-2 eco-zone; this allows an impermeable coverage of 10,071 sq. ft. and a total developed area of 12,085 sq. ft. The property is a few miles from Bowman's Beach. There is no official HOA for Dinkins Bayou, and the road is public. Sewer, water, electric, and cable are all available at the road. There is a deeded private boat launch at the end of nearby Henderson Road that provides boating access to the owner. This is the perfect lot for someone wanting to enjoy the natural beauty of Sanibel while having a large, sanctuary-like yard for viewing the island's beautiful wildlife.