
$455,000
CONDOMINIUM
16600 Bocilla Island Club DR 35
16600 Bocilla Island Club Drive, Bokeelia, Florida, 33922, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026028343**
Bedrooms	**2**
Building size	**1277 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Wood Siding**
Interior	**Carpet**

Description

Experience SPECTACULAR WATER VIEWS from this beautifully positioned corner residence in the highly desirable Bocilla Island Club. This is widely considered the premier building in the community, offering panoramic water vistas from both levels and an abundance of natural light through additional side windows unique to this END UNIT. For boaters and anglers, this property is truly a rare find. Included is a PRIVATE BOAT SLIP with a 10,000-pound lift, accommodating boats up to 24 feet, providing quick access to Charlotte Harbor, Boca Grande Pass, Cayo Costa, North Captiva, world-class tarpon fishing, backwater flats, and some of Southwest Florida’s most pristine beaches. Ask almost any local fishing charter captain and they’ll tell you these are among the finest fishing grounds in all of Lee County. Anglers can achieve the coveted Grand Slam of fishing right in the vicinity. Abundant Snook, Redfish, Sea trout, and Tarpon are just a few of many prized local catches Relax on your screened lanai while watching dolphins, manatees, and boats cruise by, all with peaceful waterfront views as your backdrop. IMPACT WINDOWS AND DOORS provide peace of mind, while the floor plan offers a first-floor living area with a convenient half bath. Upstairs features a generous primary suite with breathtaking views, a walk-in closet, updated bath, private waterfront lanai, plus a guest bedroom with its own private bath. Additionally there is a convenient full sized laundry room. Additional highlights include a private storage room adjacent to the covered parking space. The

oversized assigned under building parking space has plenty of room for both your vehicle and golf cart. Seasonal rentals are permitted, making this an outstanding investment opportunity with an established rental history. Bocilla Island Club offers a true resort lifestyle with two heated pools, tennis and pickleball courts, shuffleboard, beautifully landscaped grounds, scenic waterfront walking paths, a private fishing pier on Charlotte Harbor, and a kayak launch. Walk to nearby restaurants and Four Winds Marina, a full-service marina just minutes away. Flood insurance is included through the HOA. Whether you’re searching for the ultimate winter escape, year-round waterfront residence, or income-producing vacation property, this exceptional home combines breathtaking water views, unmatched fishing and boating, and the laid-back island lifestyle that makes Bokeelia so special.
