
$145,000
ACREAGE
7655 Barrancas AVE
7655 Barrancas Avenue, Bokeelia, Florida, 33922, United States
FGCMLS

Property Details

Type	**Acreage**
MLS #	**2026028055**
Lot size	**1.2 acres**
Neighborhood	**PI01 - Pine Island (North)**
Subdivision	**NOT APPLICABLE**

Description

Imagine building your custom dream home on this exceptional 1.2-acre cleared homesite in the peaceful island community of Bokeelia. Perfectly positioned just a half mile from Lavenders Landing Boat Ramp, you'll enjoy quick access to some of Southwest Florida's finest fishing—especially world-renowned tarpon fishing—as well as the pristine waters of the Gulf of Mexico. This AG-2 zoned property offers the flexibility to build not only your dream home but also a barn or additional storage for your RV, boat, trailers, and recreational vehicles. The sellers have already completed significant site improvements, including a raised building pad that could save you thousands in fill and site preparation costs. A picturesque pond has also been created, complemented by a growing collection of Royal Palms that provide the perfect backdrop for your future backyard oasis. Pine Island is renowned for its laid-back Old Florida charm, tropical beauty, and unmatched outdoor lifestyle. Spend your days boating, fishing, kayaking, or exploring nearby islands, then return home to breathtaking sunsets, gentle tropical breezes, and spectacular night skies. Surrounded by lush tropical vegetation—including mango, banana, coconut, and other fruit trees—you'll experience the tranquility that makes island living so special. Keep an eye out for bald eagles soaring overhead, ospreys hunting along the shoreline, and playful dolphins and gentle manatees that frequently grace the surrounding waters. Whether you're looking for a private island retreat, a waterfront lifestyle, or the perfect place to build your forever home, this remarkable property offers endless possibilities in one of Southwest Florida's most desirable island communities.