

$1,350,000

RESIDENTIAL

20 Avenida Carita

20 Avenida Carita, Fort Myers Beach, Florida, 33931, United States

SWFLAMLS

Property Details

Type	**Residential**
MLS #	**226022743**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.16 acres**
Neighborhood	**FB04 - Avenida Pescadora to S.Bd**
Subdivision	**EL SOL**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. BOATERS DREAM LOCATION. Relax and enjoy Endless PANORAMIC BAY views from this extraordinary Oversized Gulf Access Canal parcel with 112' of Seawall. Amazing NEW CONSTRUCTION opportunity, perfectly positioned on a Gulf-access homesite at the end of a quiet cul-de-sac, this RARE property captures stunning water vistas across Estero Bay while offering the ultimate island lifestyle with direct beach access just moments away. Optional assemblage opportunity with 18 & 20 Avenida Carita; purchase separately or together to create an exceptional waterfront compound totaling approximately .37 acres. These oversized canal-front lots offer unparalleled flexibility for a grand estate, guest residence, or multiple homes. 18 Avenida Carita features a boat lift, private dock, and a grandfathered waterfront structure with a metal roof, adding unique character and flexibility rarely found on island properties. The covered boat lift is complemented by an additional open-air lift with dedicated space for both a boat and personal watercraft. 20 Avenida Carita offers its own separate boat lift and dock, providing extensive dockage for multiple vessels and an unparalleled waterfront experience. Whether enjoying morning coffee overlooking the water, watching dolphins play in the bay, or taking in the vibrant evening sunsets, the setting is truly exceptional. This premier boating location provides quick and convenient access to open waters, making it a dream destination for boating enthusiasts and waterfront lovers alike. The generous parcel provides ample room for a custom estate home, resort-style pool, outdoor living spaces, and extensive dockage, creating the perfect private coastal retreat. Multiple builder introductions are available, and a survey is available upon request. Whether you're seeking a luxury waterfront residence, a family compound, or a legacy

island estate, this one-of-a-kind property presents a rare opportunity to build around some of the most captivating bay views and boating access Southwest Florida has to offer.
