
$3,695,000
RESIDENTIAL
4717 Rue Belle Mer
4717 Rue Belle Mer, Sanibel, Florida, 33957, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026026563**
View	**Gulf, Water**
Lot size	**1.13 acres**
Neighborhood	**SI01 - Sanibel Island**
Subdivision	**CHATEAUX SUR MER UNREC**

Description

An exceptional opportunity to create your vision of a beach home on Sanibel Island’s pristine, shell-strewn shoreline. Enjoy spectacular sunsets and boundless wildlife sightings daily. This expansive 66,864 sq. ft. homesite with 109 ft of water-frontage offers a generous development envelope, ensuring ample space for design flexibility and privacy—an extraordinary canvas for your coastal vision. IMPERVIOUS COVERAGE CALCULATIONS ALLOWABLE: IN ZONE E-2 (PREDOMINATE ZONE) = 25% OF PARCEL. TOTAL ALLOWED = 16,716 SQUARE FEET. DEVELOPED AREA CALCULATIONS ALLOWABLE: IN ZONE E-2 (PREDOMINATE ZONE) = 30% OF PARCEL. TOTAL ALLOWED = 20,059 SQUARE FEET.