
$675,000
CONDOMINIUM
991 N Barfield DR 307
991 N Barfield Drive, Marco Island, Florida, 34145, United States
SWFLAMLS

## Property Details

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| Type | **Condominium** |
| MLS # | **225083461** |
| Bedrooms | **2** |
| Building size | **1396 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **4** |
| Exterior | **Block** |
| Interior | **Carpet** |

## Description

Welcome to Grand Bay Condominiums UNIT #307, located in the heart of Olde Marco! Available NOW, Unit #307 offers stunning panoramic water views over Factory Bay and a prime location on Marco Island's north end. This 2-bedroom, 2-bath condo features an open-concept layout filled with natural light, 180 degree views, an oversized lanai perfect for enjoying sunrises, and marine life, and the option to own or rent a boat slip with direct water access. Inside, the condo boasts low-maintenance ceramic tile flooring, MASTERFULLY CRAFTED BATHROOMS, a spacious kitchen with eat-in and bar-top seating, and a master suite with bay-view windows and private lanai access. Convenience is enhanced with ramp access and assigned covered parking, private community. Grand Bay amenities include a clubhouse, pool, tennis/pickleball court, propane grills, bike racks, kayak storage, and individual storage units. Recent updates like a new roof (2021), Dock Improvements, and lush landscaping add to the appeal. Situated on the north tip of Marco Island, this prime location places you near iconic attractions like the Marco Princess and Key West Express, as well as the best seat in town for the annual Marco Island Christmas Boat Parade—right from your lanai! Enjoy the convenience of nearby shopping at Publix, CVS, and local boutiques, or indulge in a variety of dining options, from waterfront favorites like Snook Inn, Dolphin Tiki Bar, CJ’s on the Bay, 844, to casual spots like the Speakeasy of Marco, or Paddy Murphys. Boaters paradise! Located next door to Grand Bay the famous Rose Marina

offers Dockage & Storage w/ 109 wet slips (fixed and floating) and 600 linear feet of face dock for transient/long-term docking, including Wi-Fi, water, and power. Now offering Boat Rentals & Charters: A fleet of 18 rental boats and, on-site, a large fishing/sightseeing charter fleet. Rose Marina is your one stop shop for Gear & Supplies. A 6,000 sq ft store offering bait, tackle, ice, and apparel. World class Service & Maintenance! Certified technicians for Yamaha and Mercury outboards, plus a 75-ton travel lift. Rose Marina features the Captain's Cabana, which provides restrooms, showers, and laundry facilities for guests, and Fuel Dock w/ High-flow diesel and non-ethanol gas available. Boating from Marco Island’s Factory Bay provides seamless access to both the Gulf of Mexico and serene mangrove estuaries. The bay’s sheltered geography ensures exceptionally calm conditions to transition you to the faster pace of the Big Marco Pass or Marco River. Whether you’re savoring the sights of sailboats gliding by or exploring local hot spots, Grand Bay #307 offers the perfect blend of relaxation and adventure for any lifestyle!

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