
$650,000
SINGLE FAMILY RESIDENCE
2761 Geary ST
2761 Geary Street, Matlacha, Florida, 33993, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026015648**
Bedrooms	**2**
Building size	**3200 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Vinyl Siding**
Interior	**Carpet**

Description

ACTIVE MATLACHA VACATION RENTAL! ELEVATED WATERFRONT HOME WITH PRIVATE BOAT DOCK, STUNNING WATER VIEWS, IMPACT WINDOWS & NO REPORTED WATER DAMAGE! **INVEST IN THE FUTURE OF MATLACHA AND OWN YOUR OWN PIECE OF OLD FLORIDA PARADISE!** Discover an exceptional waterfront opportunity at 2761 Geary Street in the heart of Matlacha, Florida! This charming 2-bedroom, 2-bathroom ELEVATED WATERFRONT HOME is currently operating as an ACTIVE VACATION RENTAL, offering buyers the opportunity to purchase an established rental property in one of Southwest Florida's most unique coastal communities. With a PRIVATE BOAT DOCK, beautiful water views, impact-resistant windows, and desirable island location, this property combines WATERFRONT LIVING, BOATING ACCESS & INVESTMENT POTENTIAL! **ELEVATED CONSTRUCTION IS A MAJOR ADVANTAGE!** Built on stilts, this waterfront home offers additional elevation and, according to the seller, experienced NO WATER DAMAGE during past storms. This is an important feature for buyers considering coastal properties in Southwest Florida. Whether you're searching for a seasonal Florida getaway, full-time island residence, second home, or income-producing vacation rental, this property offers incredible flexibility. Step inside to a BRIGHT, OPEN-CONCEPT FLOOR PLAN featuring a spacious great room, inviting kitchen, and beautiful water views from multiple rooms. A versatile BONUS AREA provides additional flexibility for a home office, guest space, reading nook, or other needs. The

comfortable layout is designed to embrace the relaxed island lifestyle that makes Matlacha so special. **YOUR PRIVATE WATERFRONT RETREAT AWAITS!** The SCREENED WATERFRONT LANAI is a standout feature, offering the perfect setting for morning coffee, evening cocktails, watching passing boats, and enjoying occasional dolphin and manatee sightings. Downstairs, additional storage and a SECOND OUTDOOR PATIO provide even more space to enjoy the coastal surroundings. The NEWER PRIVATE DOCK offers convenient access to fishing, boating, kayaking, paddleboarding, and exploring the surrounding waterways. **LOCATION, LOCATION, LOCATION – THE HEART OF MATLACHA!** Enjoy easy access to colorful art galleries, local boutiques, waterfront restaurants, fishing, boating, and the charming OLD FLORIDA atmosphere that makes this island community such a special destination. Conveniently situated between Cape Coral and Pine Island, Matlacha offers a distinctive coastal lifestyle that attracts residents and visitors alike. **WHY JUST VACATION IN PARADISE WHEN YOU CAN OWN A WATERFRONT PROPERTY WITH RENTAL POTENTIAL?** Finding an ACTIVE MATLACHA VACATION RENTAL with ELEVATED CONSTRUCTION, a PRIVATE DOCK, IMPACT WINDOWS, and beautiful water views makes this property an opportunity worth exploring! Whether you're looking for a waterfront investment property or your own Florida island escape, 2761 Geary Street deserves your attention.
