
$375,000
SINGLE FAMILY RESIDENCE
12068 Matlacha BLVD
12068 Matlacha Boulevard, Matlacha Isles, Florida, 33991, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026015635**
Bedrooms	**2**
Building size	**1370 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

MAKE OFFER! ALREADY PRICED AT LOT VALUE!!! Basically a free house! Your Fishing Hangout! Close before 12/31/2026 to get max homestead benefit from just passed Amendment 3. REALLY G R E A T Direct Gulf Access. Metal roof, all tile floors and more for easy maintenance. Priced WAY LOWER than County Tax Value of $434,435. Whether you’re seeking to own a rental, private retreat, or combination of both, this 2 BED/2BATH home offers exceptional flexibility as well as an investment opportunity. Discover the revitalization of Matlacha Isles, where newer built and beautifully remodeled homes are showcasing the area’s growing appeal and value. Boaters will love the TRULY QUICK DIRECT ACCESS TO OPEN WATER & GULF! YES, BRIDGE-FREE QUICK access to the Gulf, Sound, Islands and surrounding waterways. Your trailer and/or RV are welcome to be stored in your driveway or yard, unlike neighboring localities. Your wallet will enjoy low County taxes and the inexpensive Pine Island utilities. Set on a widened canal, the backyard enjoys views of $1M+ homes across the canal including a stunning 4700SF waterfront home in neighboring Cape Coral. Inside, both bedrooms overlook the expansive lanai, while the thoughtfully designed layout combines an open concept with a split-bedroom floor plan for added privacy. The oversized screened lanai creates the perfect space for relaxing or entertaining year-round. Storm protection is simple with roll-down shutters and flood panels, and metal roof. Plus the fenced yard offers a safe, welcoming space for pets and family. City

water and sewer are already in place—with no assessments—and the home is connected to the highly regarded Pine Island Water Association, known for its quality and affordability. Enjoy laid-back coastal living in this charming, budget-friendly home in the increasingly popular Matlacha area known for restaurants, art galleries, and old Florida style living.
