

RESIDENTIAL

19 Spanish Main

19 Spanish Main, Fort Myers Beach, Florida, 33931, United States

Property Details

Type	**Residential**
MLS #	**226013726**
Interior	**High Speed Internet**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.1 acres**
Neighborhood	**FB06 - San Carlos Island**
Subdivision	**PORT CARLOS COVE CO-OP INC**

Description

Price reduction! spacious canal lot with a great location which offers a great opportunity to build an exceptional elevated home. This Lot orientation offers a rear facing long canal view minutes from the pristine Estero Bay. Smart owners recognize the opportunity to enjoy low fees with amenities in this 55+ community. Port Carlos Cove is an active lifestyle boating community geared to those who want to live life fishing, boating, exploring the back bays & socializing in a beautifully refurbished clubhouse with amenities. Amenities include: New Community Pool & renovated clubhouse, Pickle Ball, shuffleboard, Bocci, and an active social club. LOW HOA FEES-yes--$200 PER MONTH includes: Water, sewer, irrigation, seawall, landscape, pool maintenance. A two minute commute to the unparalleled, pristine Estero Bay awaits. If you own an RV, you will be able to keep it on your parcel while you design your home! Conveniently located very close to great restaurants and on a canal that is dredged in perpetuity by Lee County! Zoning options include stilt build or Modular style home. Please note that the modular home shown as depicted are presented on this site are for suggestion purposes only. Dramatic Miami style design plans are available with several flexible buyer options if you are interested. Lot will provide a spacious 2/3 bed/2 bath home + ample room for a design with back sitting area overlooking the canal and will provide ample parking & easy placement of stair access. Port Carlos Cove resides in Lee county jurisdiction; no impact from Ft. Myers beach restrictions! Also, the reinforced bulkhead on site is well maintained. As an owner, you will enjoy an easy cruise to explore & fish the back waters of the renown ESTERO BAY, PLUS DIRECT GULF ACCESS WITH NO BRIDGES! Port Carlos is perfect community to grant dramatic views where you will see Bald Eagles,

Osprey, manatee, spotted eagle rays, Dolphins, fish jumping & more. Port Carlos Cove community is a very unique & rare property. It is defined as: 45 acres surrounded by an environmental preserve with its own canals and over a mile of seawall. Where else can $200 HOA a month can you own a property in such an area with its own boat ramp and dock, clubhouse with Pool, Shuffleboard & pickle ball courts, "back 40 acreage" spacious additional storage area for boat, Utility trailer, RV or extra car storage? Also, Port's Compound area: free lawn and landscape service, and trash disposal, water and sewer. lot INCLUDES a large ADDITIONAL protected area for parking and storage+ on this 16-acre site assigned to each resident for your trailer/camper (INCLUDED with your Deed).. Port Carlos Cove 55+active lifestyle, co-op community allows limited rentals (30 days-6x per year). INCREDIBLE- WALK to Ft. Myers Beach & Margaritaville, Key West Express terminal, & 2 Caribbean feel restaurants; plus a pirate ship! a five min drive offers Endless fun times on Ft Myers Beach! Your sunset awaits!
