
$549,900
SINGLE FAMILY RESIDENCE
12179 Boat Shell DR
12179 Boat Shell Drive, Matlacha Isles, Florida, 33991, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026012789**
Bedrooms	**3**
Building size	**1920 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Concrete**

Description

Fully renovated and move-in ready, this 3-bedroom, 2-bath home offers 1,100 sq ft of updated living space in unincorporated Lee County with NO BRIDGE restrictions and DIRECT Gulf access. Ideal for boating enthusiasts, the property features a private dock and a small pool—perfect for enjoying the Florida lifestyle. Click on the link next to Virtual Tour URL: To see a Floor Plan and a 3D tour of the home. Inside, the home has been thoughtfully upgraded with modern finishes throughout, creating a clean and comfortable living environment suitable for both personal use or investment. The property offers ample vehicle parking, providing flexibility for multiple cars, trailers, or recreational vehicles. Located just a 15-minute boat ride to open water via Matlacha Pass Bridge, you'll have quick access to waterfront restaurants, boat ramps, and some of Southwest Florida's most popular beaches, not to mention some of the Best Fishing, inland in the mangroves or out in the Gulf. This home has also been utilized as a rental property, offering strong income potential—rental history available in upon request. Whether you're looking for a primary residence, vacation home, or income-producing property, this one checks all the boxes for waterfront living.