

$6,950,000

SINGLE FAMILY RESIDENCE

8223 Estero BLVD

8223 Estero Boulevard, Fort Myers Beach, Florida, 33931, United States

SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226009517**
Bedrooms	**6**
Building size	**10426 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**7**
Floor	**2**
Exterior	**Concrete**
Interior	**Tile**

Description

Luxury is rising on the coveted south end of Fort Myers Beach, where this 7-bedroom, 7-bath all-concrete waterfront showpiece—expected to be completed this fall—is set to become one of the most ambitious new homes on the island. Designed for both resilience and refined coastal living, the home features expansive walls of glass, oversized sliding doors, and multiple terraces that capture natural light and water views from nearly every level. Located directly on a deep-water canal with quick Gulf access, the property is ideal for boating enthusiasts and will feature a private boat lift and double jet ski lift for effortless days on the water. The interiors showcase a modern architectural aesthetic with 48” x 48” porcelain flooring throughout the main living areas, dramatic 60” x 120” Italian porcelain in the primary bath, porcelain and marble finishes in secondary baths, quartzite countertops, and Level 5 smooth wall finishes. The chef’s kitchen will be equipped with a fully integrated Miele appliance package, including panel-ready refrigerator and freezer columns, 48” gas cooktop, oven, steam oven, microwave, and built-in coffee system. Additional highlights include two coffee stations, four high-efficiency Carrier HVAC systems, three tankless water heaters, integrated sound, CCTV security, and an oversized elevator servicing the main living levels. Outdoor living centers around a spectacular 12’ x 40’ infinity-edge saltwater pool and spa with Pentair heating and automation, creating a private resort-style setting. The rooftop plaza deck offers breathtaking 360-degree views of the Gulf, Estero

Bay, and the island skyline, providing a rare elevated outdoor living space perfect for sunset entertaining. Buyers who secure the property during construction may have the opportunity to participate in the final finishing selections, allowing for personalization of this exceptional residence. Positioned directly on Estero Boulevard, the property also offers excellent vacation rental potential, with its seven-bedroom layout, luxury amenities, and prime south-end location making it a strong candidate for high-income producing rentals.
