

$720,000

RESIDENTIAL

120 Egret ST

120 Egret Street, Fort Myers Beach, Florida, 33931, United States

Property Details

Type	**Residential**
MLS #	**2026011603**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.19 acres**
Neighborhood	**FB04 - Avenida Pescadora to S.Bd**
Subdivision	**SANDPIPER VILLAGE**

Description

A rare opportunity to design your custom waterfront retreat in the coveted boating community of Sandpiper Village. Positioned on a quiet cul-de-sac canal, this oversized homesite offers approximately 75 feet of seawall frontage along an 80+ foot wide canal with coveted southern rear exposure, creating the perfect setting for sunshine-filled pool days and breathtaking island skies. The unique lot dimensions—approximately 75 x 125 on one side and 93 feet on the opposite side—provide an exceptional canvas for a luxury coastal residence designed to capture water views and outdoor living. From your future dock, the Egret/Ibis tidal canal leads directly to Estero Bay and the open waters of the Gulf of America through Big Carlos Pass, allowing effortless access to world-class boating, fishing, and waterfront dining. Just about 100 meters away, the community beach access opens to the sugar-white sands and seven miles of shoreline along Estero Island, placing daily beach activities, shelling, and unforgettable Gulf sunsets only moments from your front door. The previous residence has been cleared, offering a blank canvas for your architect and builder. Concept plans and design presentations are available illustrating the possibilities for a stunning primary residence or luxury island getaway. Located within a monthly rental district, this exceptional property offers flexibility for personal enjoyment while maintaining strong investment potential. Here, boating mornings, beachside afternoons, and spectacular sunset evenings become part of everyday life. Builder introductions are available upon request, offering a seamless opportunity to design and construct the custom luxury waterfront estate you’ve always envisioned. This exceptional property places you in the heart of island living, creating the ultimate boater’s paradise with direct access to the waterfront lifestyle Southwest Florida is known for. Note: Photos may include a sample home

rendering to illustrate potential build possibilities. The home shown is not included in the lot price.