

RESIDENTIAL

56 Doubloon WAY

56 Doubloon Way, Fort Myers Beach, Florida, 33931, United States

Property Details

Type	**Residential**
MLS #	**226005055**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.08 acres**
Neighborhood	**FB06 - San Carlos Island**
Subdivision	**PORT CARLOS COVE CO-OP INC**

Description

improved Price Mid-block location canal 40'x95' rectilinear lot. Great opportunity to build an exceptional elevated home. 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--$200 PER MONTH includes: Water, sewer, irrigation, seawall, landscape, pool maintenance.56 Doubloon offers a no wake from boat wake lot & offers a two minute commute to the unparalleled, pristine Estero Bay. If you own an RV, you will be able to keep it on your parcel while you design your home! This is a clear advantage for the savvy RV owner. 56 Doubloon Way is perched on a canal that is dredged in perpetuity by Lee County! Zoning options include stilt build or Modular style home, modular shown as depicted in renderings which are presented on this site are for suggestion purposes. 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 residence with ample room for a design with an upper back deck overlooking the canal. Many new owners are building in Port Carlos, as they understand the advantages of Port Carlos Cove residing 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 a 2 MINUTE 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. This dream location is On a back bay leading out to Gulf waters. 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 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 is a 55+active lifestyle, co-op community with 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! Many lots have been purchased already within the community, It is time to consider this property!
