

Lot #:	20	Blk #:	
Zoning:	Resid	Survey-Yr:	Yes - 2005
Strap #:	28-46-22-T3-00007.0020		



Legal: BEG.MEANDER COR SECS 27 + 28 ON GULF TH N TO CTR.LI OF COUNTY RD TH NWLY ALG

View:	Direct Gulf	Elevation:	3+ Ft
Lot Size:	100ft or + Front , 1 - 2 Acres , Other Add Agt Note	Soil:	
Usage:	Single Family	Water:	
Roads:		Sewer:	City

Waterfront:	Beach
Possession:	At Close
Deed Restrictions:	
Lot Features:	Coastal Setback , Flood Ins. Avail , Metes and Bounds , Private Beach Access , Survey Avail
Utilities Available:	Cable Avail , Electric , Telephone
Ground Cover:	Other Add Agt Note
Boat Amenities:	
Com Amenities:	
Financing:	BTF/Cash

Remarks: -Nearly 2 acres of pristine land on Sanibel's highly sought after West Gulf Drive. Exceptionally deep lot (700'). Wolter Group's 5000 sf 'Shellseekers' home can be built on this lot with pool & upgrades for \$2.250M (image per inset-home exists on Captiva Drive). That makes it possible to build a new home on one of the deepest gulf front lots on Sanibel for under \$6M. Old cottages have been removed. Plenty of lush vegetation-all pepper removed. The view to the gulf from a new home would be level and without vegetation obstruction. 2006 survey available.

