

Lot #: 20
Zoning: Resid
Strap #: 28-46-22-T3-00007.0020

Blk #:
Survey-Yr: Yes - 2005



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

View: Direct Gulf
Lot Size: 100ft or + Front , 1 - 2 Acres , Other Add Agt Note
Usage: Single Family
Roads:

Elevation: 3+ Ft
Soil:
Water:
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.

