

# \$3,895,000 - West Gulf Drive, Sanibel

MLS® #2200295

## \$3,895,000

Bedroom, Bathroom,  
Vacant Land on 0 Acres

Metes And Bounds, Sanibel, FL

Incredible opportunity to own the very best beach front property in the heart of premier West Gulf Drive on Sanibel Island. This is 1 of 3 lots available. Each lot has 104+ ft of beach AND road frontage totaling 314 ft for all 3 lots. West Gulf Drive is considered the most desirable location on Sanibel and Captiva Island. This property is an ideal location for your dream estate & has fantastic depth, which provides incredible privacy from the beach & the road. Each lot enjoys over 1.5 acres of land w/ a coastal control line that extends straight across (instead of at an angle like most beach lots & w/less beach frontal) along the beach side, allowing you to enjoy panoramic, unobstructed views. The property sits on a high ridge, enjoys beautiful views of sand dunes & sunsets, & has an extremely private & WIDE beach area (no erosion issues like others). A rare opportunity to find such a perfect piece of property on a premier beach location. This is an unmatched vacant land opportunity.



## Essential Information

MLS® #	2200295
Price	\$3,895,000
Acres	0.00
Type	Vacant Land
Sub-Type	Vacant Land
Style	Single Family

Status Active

### **Community Information**

Address West Gulf Drive  
Area Sanibel  
Subdivision Metes And Bounds  
City Sanibel  
State FL  
Zip Code 33957

### **Amenities**

Amenities Other Add Agt Note  
Utilities No Utilities  
View Direct Gulf  
Waterfront Beach

### **Exterior**

Lot Description Additional Land Avail, Coastal Setback, Metes and Bounds, Plated, Private Beach Access, Survey Avail

### **Additional Information**

Date Listed March 6th, 2020

### **Listing Details**

Listing Office Royal Shell Real Estate, Inc.

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Listing information last updated on August 8th, 2020 at 7:14pm EDT