



\$ 685,000



390 N Gulf Blvd, Placida, FL 33946

- » MLS #: D6145793
- » Land | Lot: 19,166 ft²
- » More Info: 390NGulfBlvd.lsForSale.com



Kevin Mackin

941.769.0198

kevinmackin@michaelsaunders.com
<http://kevinmackin.michaelsaunders.com>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office
684 S. Indiana Ave
Englewood, FL 34223
(941) 473-7750



Remarks

This truly rare property does not become available often for purchase. What makes these parcels so special is that it is two platted lots/building sites, each lot approximately 80 feet by 120 feet which equates to about 19,200 square feet (approximately $\frac{1}{2}$ acre). It is located across the street from the beach and has beach access directly across from the property with partial Gulf views. For boating purposes, there is a dock, approximately 60 feet of concrete seawall, as well as a private ramp. The property is located on a waterway known as the T Canal offering (great boating water), a view straight down the canal with easy boating access to the Intracoastal Waterway and the Gulf of Mexico with no bridges. In effect, this property offers great boating location and canal views as well as the Gulf of Mexico across the street. These parcels have been mostly cleared and have mature coconut palm trees. There is a water meter on site as well as electricity. The owner of this property can have his boat in the T Canal right behind the home and the sands of the Gulf of Mexico just steps away.