

# \$6,495,000 - 225 Waterways Avenue, BOCA GRANDE

D6138912

## \$6,495,000

4 Bedroom, 4.00 Bathroom, 3,454 sqft  
Residential on 0 Acres

HARBOR DRIVE WATERWAYS, BOCA GRANDE, FL

Experience luxury waterfront living in this beautifully reimagined 4-bedroom, 4-bath pool home, spanning 3,454 sq ft. Located near the village of Boca Grande on a deep-water canal, this home boasts an open floor plan with panoramic water views, an upgraded kitchen with Viking appliances, dual islands, and ample storage. The main floor includes two guest suites with ensuite baths and sunny deck, while the second floor offers a spacious primary suite with a private balcony, office/den, and luxurious bath, plus a third guest suite. Enjoy the island's outdoor lifestyle with a heated saltwater pool, outdoor kitchen, covered seating, and a 114'™ dock with a covered 12,000lb boat lift. Additional features include impact windows, Hardie board siding, 3 car garage, tankless water heaters, and metal roof. Meticulously maintained with no storm damage.

Built in 1986

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | D6138912    |
| Price          | \$6,495,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,454       |
| Acres          | 0.21        |
| Year Built     | 1986        |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Single Family Residence |
| Style    | Coastal                 |
| Status   | Active                  |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 225 Waterways Avenue   |
| Area        | Boca Grande (PO BOX)   |
| Subdivision | HARBOR DRIVE WATERWAYS |
| City        | BOCA GRANDE            |
| County      | Lee                    |
| State       | FL                     |
| Zip Code    | 33921                  |

### **Amenities**

|               |                                       |
|---------------|---------------------------------------|
| Parking       | Garage Door Opener, Oversized, Garage |
| # of Garages  | 3                                     |
| View          | Water                                 |
| Is Waterfront | Yes                                   |
| Waterfront    | Canal - Saltwater                     |
| Has Pool      | Yes                                   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Cathedral Ceiling(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer  |
| Heating           | Central  |
| Cooling           | Central Air  |
| # of Stories      | 2  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Awning(s), Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Rain Gutters, Sliding Doors |
| Lot Description   | Landscaped   |
| Roof              | Metal  |
| Foundation        | Stilt/On Piling  |

### **Additional Information**

Date Listed November 22nd, 2024

Days on Market 174

Zoning RS-1

## **Listing Details**

Listing Office Michael Saunders & Co. - Boca

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Listing information last updated on May 15th, 2025 at 7:35am CDT