

\$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
----------------	-------------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

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