

# \$2,425,000 - 776 Beach View Drive, BOCA GRANDE

D6140193

## \$2,425,000

3 Bedroom, 3.00 Bathroom, 1,853 sqft  
Residential on 0 Acres

### BEACH VIEW AT BOCA BAY PH 02, BOCA GRANDE, FL

This easy to own Kentia is nestled in the South Village of Boca Bay on the charming island of Boca Grande in Southwest Florida. This coastal home features 3 bedrooms, 3 bathrooms, a New Roof, and a large garage. It is uniquely positioned to offer exceptional Gulf views from the master bedroom and sun deck, as well as nice tropical views in the back over the courtyard. Vaulted ceilings, plenty of glass and the open floor plan allow for a light and bright island feel. The award-winning community of Boca Bay features four large swimming pools, two Gulf front and two bayside, a fishing pier located in a coveted fishing spot on Charlotte Harbor, boat slips for weekly use, and a top-notch tennis program with a pro and organized play. The community's social center is the Pass Club, a private membership dining and recreational facility with spectacular 180-degree views of Boca Grande Pass and the Gulf of Mexico. Call me to see this exceptional island retreat today! Boca Bay is a prestigious, gated community located on the tranquil island of Boca Grande, renowned for its natural beauty, historic charm, and relaxed coastal lifestyle. Situated on the southwestern tip of Gasparilla Island, Boca Bay offers residents a private and exclusive haven, combining the best of luxury living with the laid-back ambiance of island life.

Built in 1995

## Essential Information



MLS® #	D6140193
Price	\$2,425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,853
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	776 Beach View Drive
Area	Boca Grande (PO BOX)
Subdivision	BEACH VIEW AT BOCA BAY PH 02
City	BOCA GRANDE
County	Lee
State	FL
Zip Code	33921

### Amenities

Amenities	Clubhouse, Fitness Center, Gated, Park, Pickleball Court(s), Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions
# of Garages	2

### Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2

### Exterior

Exterior Features	Balcony, Courtyard, Hurricane Shutters, Sliding Doors, Tennis Court(s)
Roof	Metal
Foundation	Stilt/On Piling

**Additional Information**

Date Listed	January 22nd, 2025
Days on Market	165
Zoning	PUD

**Listing Details**

Listing Office	Gulf To Bay Sotheby's Internat
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