

\$1,500,000 - 6040 Boca Grande Causeway A2, BOCA GRANDE

D6141415

\$1,500,000

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0 Acres

BOCA GRANDE NORTH PH A, BOCA GRANDE, FL

Welcome to your dream waterfront retreat with both Gulf & Bay side views! Located in Boca Grande North- Unit A2 is nestled on Gasparilla Island near the picturesque Village of Boca Grande, Florida. This exquisite & modern first-floor 2-bedroom, 2-bathroom bayfront condominium offers a perfect blend of luxury, comfort, and breathtaking views, making it an ideal haven for those seeking the coastal lifestyle.

As you step into this beautifully appointed turnkey furnished 1,248-square-foot home, you'll be greeted by an open and airy floor plan that seamlessly connects the living, dining, and kitchen areas. The spacious living room floods the space with natural light from impact glass windows & doors and provides nearly unobstructed views of the surrounding waterways of the Gulf of America & Gasparilla Sound. This allows you both sunrise & sunset from either of the porch areas. Imagine relaxing here after a day on the water, soaking in the serene ambiance. Coastal elegance abounds in the finishes, beautiful artwork and accents and yet allows for a comfortable entertaining space.

The modern kitchen is a chef's delight, boasting high-end appliances, ample cabinetry, and a convenient breakfast bar for casual dining. Whether you're preparing a gourmet meal or a quick snack, this kitchen caters to all your culinary needs. The dining



area has amazing views and can seat up to six.

The master suite is a true sanctuary, complete with a generous closet and an en-suite bathroom featuring elegant fixtures and finishes. The impact glass sliders allow you wide open views of the water as you relax in bed.

The second bedroom is equally inviting with impact glass sliders leading to the porch allowing direct views to the Gulf and offering comfort and privacy for guests or family members.

One of the standout features of this condominium is the dual view balcony for the gulf & the large screened lanai of the Gasparilla Sound where you can see the boats, kayaks, dolphin and more cruising by but still enjoy your privacy. You can savor your morning coffee while watching the sunrise over the water or unwind in the evening with a glass of wine as the sunsets. The panoramic views are simply unparalleled. The screened lanai is the perfect place to relax, enjoy or entertain.

Residents of this gated community have access to a range of amenities, including a sparkling heated swimming pool, well-maintained grounds, tennis/pickleball courts, a clubhouse, a gulf-front area, and convenient access to boating facilities. Additionally, the property is located just a short distance from the charming shops, restaurants, and pristine beaches of Boca Grande, ensuring you're never far from leisure and entertainment options. Golf carts are welcome and have a nearby path to lead you to the Village.

Let's not forget the world-class pristine beaches, boating and fishing.

Whether you're seeking a full-time residence,

a vacation getaway, or an investment property, 6040 Boca Grande Causeway, Unit A2 offers an exceptional opportunity to experience the best of Florida's Gulf Coast living. This unit offers current rental income and is ready for rentals or your home away from home. Don't miss your chance to own a piece of paradise in this sought-after location. Schedule your private showing today and prepare to be captivated by all this remarkable property has to offer.

Private Boat Slips can be rented separately or are often available for private sale.

Built in 1989

Essential Information

MLS® #	D6141415
Price	\$1,500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.04
Year Built	1989
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	6040 Boca Grande Causeway A2
Area	Boca Grande (PO BOX)
Subdivision	BOCA GRANDE NORTH PH A
City	BOCA GRANDE
County	Charlotte
State	FL
Zip Code	33921

Amenities

Amenities	Cable TV, Clubhouse, Gated, Pickleball Court(s), Pool, Spa/Hot Tub, Tennis Court(s)
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Parking	Golf Cart Parking, Ground Level, Guest
View	Water
Is Waterfront	Yes
Waterfront	Bay/Harbor

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Stone Counters, Thermostat, Window Treatments
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Irrigation System, Lighting, Outdoor Grill, Sliding Doors, Storage
Lot Description	Sidewalk, Paved
Roof	Shingle
Foundation	Stilt/On Piling

School Information

Elementary	The Island School
Middle	L.A. Ainger Middle
High	Lemon Bay High

Additional Information

Date Listed	March 20th, 2025
Days on Market	53
Zoning	RMF-T

Listing Details

Listing Office	Parsley Baldwin Real Estate
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