



\$ 1,395,000



396 N Gulf Blvd, Placida, FL 33946

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6139939
- » Single Family | 1,484 ft<sup>2</sup> | Lot: 8,560 ft<sup>2</sup>
- » More Info: [396NGulfBlvd.IsForSale.com](http://396NGulfBlvd.IsForSale.com)



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#### Remarks

Welcome to Palm Island, an exclusive sanctuary, yet accessible by car ferry or private boat and only minutes from the mainland. This barrier island is located south of Manasota Key and North of Boca Grande and gives you an uninterrupted ability to walk 7 miles of pristine, sandy beaches. This newly renovated, open concept smart home offers 3-bedrooms, 2 baths with stunning shiplap ceilings. The countertops throughout are Maharaja quartzite from India with Thassos marble backsplash from Greece. The flooring is anti-slip, porcelain tile throughout. Also featuring James Hardie siding, newer metal roof (2023), and hurricane grade windows that are compliant with sea turtle lighting. The complete list of upgrades is available. This property has room for a pool and has a private dock and boatlift. It is located on the "T" canal, offering ability to boat directly into the intracoastal waterway and the Gulf of Mexico, with no bridge obstruction. It also offers a great advantage having a private, deeded beach access just steps from your home where you can enjoy sunsets and nesting sea turtles. The island has world class fishing and an abundance of Florida's birds and wildlife. If you're looking for the secluded old Florida life but with all the amenities of today's lifestyle, you've just found it!

