

**C7522153 10049 HEL-LEW CT, PLACIDA, FL 33946**

**County:** Charlotte  
**Subdiv:** HEL-LEW-AH ISLES  
**Style:** Residential  
**Total Acreage:** 2 to less than 5  
**Price Per Acre:** \$263,930.00  
**For Lease:** No

**Status:** Active  
**List Price:** \$900,000  
**Special Sale:** None

The Island Fishing Compound Opportunity at Thornton Key's Southern Tip. Seize the rarest opportunity on the Florida Gulf Coast: the entire southern tip of Thornton Key. This 8-Lot assemblage represents 3.41 acres of waterfront with exceptional boating access to the renowned fishing waters of Lemon Bay, Stump Pass, Boca Grande Pass, and the Gulf. The property provides a combination of world-class fishing access, boating flexibility, and island seclusion. Gulf sunset views, Intracoastal access, nearby mainland parking with slip options, and a natural island setting combine to create a lifestyle opportunity that is difficult to duplicate on the Florida Gulf Coast. This property is not just an island holding. It is a private island base for serious anglers, boaters, or a shared-ownership retreat. Seller financing is available for qualified buyers with a meaningful down payment. The property supports the vision of a "First-Class Angler's Outpost," whether as a multi-home retreat or private family compound. Navigate directly from your private dock to the flats of Lemon Bay or the deep water of the Gulf in minutes. Directly across the channel from Rum Bay Restaurant and minutes from Stump Pass, the location balances total island seclusion with seamless access to mainland marinas and dining. Purchase with friends or family and create a multi-home retreat with docks and boat lifts, and memories to last a lifetime! Enjoy boating access to Boca Grande Pass, afternoons at several dock-and-dine restaurants, and flexibility for short- or long-term rentals when not in personal use. Arrival is by boat only, preserving the quiet, low-density character of the Bridgeless Barrier Islands. Whether envisioned as a multi-home retreat for serious boaters or as a singular trophy estate, this is one of Thornton Key's most significant remaining waterfront properties. Detailed site information, planning-level materials, and other land-use considerations are available on request.

**Land, Site, and Tax Information****Legal Desc:** HLA 000 0000 0008 HEL LEW AH ISLESS LT 8 322/22 1470/2024 1673/278 3552/719**SE/TP/RG:** 29-41S-20E**Subdivision #:****Zoning:** BBI**Future Land Use:****Tax Map:** 2005**Front Footage:** 430**Front Exposure:** West  
**Lot #:** 8**Add Parcel:** Yes**# of Parcels:** 8**Ownership:** Fee Simple**Book/Page:** 11-13**Lot Dimensions:** 395x376**Water Frontage:** Yes-Canal - Saltwater**Water Frontage Lengths (in feet):****Canal - Salt Water** 350**Water Access:** Yes-Canal - Saltwater**Water View:** Yes-Canal, Gulf/Ocean - Partial, Intracoastal

Waterway

**Utilities:** Electricity Available**Sewer:** Septic Needed**Road Surface Type:** Other**Additional Tax IDs:** 412031202011, 412031202009, 412031202008, 412031202007, 412031201010, 412031201009, 412031201008**Lot Size Acres:** 3.41**Lot Size:** 146,971 SqFt / 13,654 SqM**Water Extras:** Yes-Sailboat Water**Community Information****HOA / Comm Assn:** No**HOA****HOA Pmt Sched:****Mo****Master Assn/Name:** No