

Call Scott Polisar, Listing Broker 941-882-5494 Ext 701

C7506730

THE ISLAND PROPERTY MANASOTA KEY, ENGLEWOOD, FL 34223



County: Charlotte

Status: Active

List Price: \$1,100,000

Style: Residential

Total Acreage: 1.5 acres upland (M/L) / 47.76 total (M/L)

Bridgeless Manasota Key Island – Your Exclusive Escape Reachable only by boat! This gem offers unmatched privacy and a one-of-a-kind lifestyle. Whether you're seeking a serene retreat or the ultimate entertainment destination, this is where unforgettable moments happen—for you, your friends, and your family.

Call Scott for parking and boat lift info. 941-882-5494 Ext 701

Bay views? TRY BAY DOMINANCE! The only private island for sale off Manasota Key in Lemon Bay is ready for your development ideas! Build your sanctuary, secure your legacy— build a lifetime of memories with your family. This property cannot be duplicated! A rare asset in an exclusive market. Build a family refuge where every generation can unwind. While you're away, turn Paradise into profits from the strong vacation rental market enjoyed on Manasota Key. An Island property that pays for itself! 1.50 acres of upland (M/L), zoning for 1 house, Riparian Rights, easement for electric, and construction height recently increased. Enjoy a short cruise to the open waters of the Gulf, world-class fishing, nearby restaurants with dockage to indulge in quality dining and entertainment, and the 4 beaches of Manasota Key with turquoise water, soft sand, and a laid-back vibe. Construction information is available. A video is coming soon. Get in touch for details.

Land, Site, and Tax Information

Legal Desc: ZZZ 014119 P20 ZZZ 014119 P20 THAT PT OF AN ISLAND IN LEMON BAY E OF MANASOTA KEY IN THE S1/2 OF SEC 1 CONT INTO N1/2 OF SEC12 LYING S OF E/LY EXTN OF N LN OF S 1555.35FT INCLUSIVE OF RIPARIAN RIGHTS AKA P20 37.66 AC M/L AND TWO PARCELS OF SUBMERGED LAND IN G

SE/TP/RG: 01-41S-19E

Zoning: MSF1

Block/Parcel:

Front Footage: 1,031

Front Exposure: West

Flood Zone: AE

Ownership: Fee Simple

Book/Page:

Lot Dimensions: 2080425x1

Lot Size Acres: 47.76

Lot Size: 2,080,425 SqFt / 193,278 SqM

Water Frontage:Yes-Bay/Harbor

Water Name: LEMON BAY

Water View: Yes-BayFull, Intracoastal Waterway

Utilities: Electrical Nearby

Water: Public

Sewer: Public Sewer

Community Information

HOA / Comm Assn: No

Master Assn/Name:No

Unparalleled Boating & Fishing Access!

Just 3 nautical miles from Stump Pass and 15 NM to Boca Grande Pass—home to some of the world's best tarpon fishing! Spend endless days exploring the Intracoastal Waterway, weaving through Boca Grande, Cayo Costa State Park, Charlotte Harbor, Pine Island Sound, Cabbage Key, and Captiva Island.

Venture north toward Venice, Nokomis, and Tampa Bay, or stay close to enjoy fantastic restaurants and entertainment on Manasota Key. Adventure in every direction!

Building information is available.

Photos



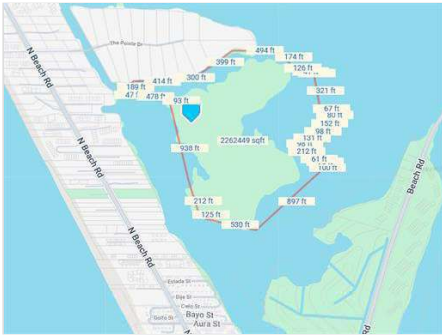
48 Acres / 1.5 Buildable



Upland roughly 1.50 acres



Southeast side looking Northwest



Unofficial Boundary Map



Lemon Bay South of Beach Rd Bridge



Lemon Bay South of Beach Rd Bridge



8 Hot Spots Nearby



Relax! You've earned it



Nearby Petersons Cut (name of water)

