

**2861 DON QUIXOTE DRIVE, Punta Gorda, FL, 33950**

Vacant Land

Neighborhood: Punta Gorda Isles, PGI New Sailboat, Punta Gorda

Subdivision: PUNTA GORDA ISLES

Acreage: 1/4 to less than 1/2

Lot Dim: 109 x 124 x 35 x 50 x 11 x 226

Lot Size Sqft: 12980

S/S/B/L: 359 33A

Prior Taxes: \$ 3,344

Water View: Canal

Waterfrontage: 85

MLS: C7481875

Listed By: WALKER REALTY GROUP FLORIDA

SAILBOAT WATERFRONT BUILDABLE LOT. PARTIAL SELLER FINANCING AVAILABLE. Living in SW Florida is magical - enjoy 5-10 minute "out" to the Harbor and Gulf from this oversized, cleared and level lot. Featuring 85 ft. of waterfront with concrete seawall - maintained by the City of Punta Gorda - and a 40 x 8-ft. concrete dock, there are NO BRIDGES between this property and your quick out. Build your dream home on this desirable lot with CITY WATER AND SEWER in prestigious PUNTA GORDA ISLES, and if you need help with a builder, we can assist you by connecting you with one that meets your needs, timeline, and budget. In addition to the 12,980 sq ft of deeded property, your property is surrounded by 385 ft. of road frontage on the wide county-owned right of way. While you won't own or pay tax on this "bonus" property, you will benefit from nearly 5,000 extra sq. ft. of yard. Depending on how your new one or two-story home is positioned, there is room for a three-car garage, large lanai, and/or circular driveway. Relax and savor the southern exposure from your new pool. And from your dock, be prepared to be mesmerized by the beautiful sunrises over Sancho Plaza Canal and spectacular sunsets over Seatrout Lake and the mangrove preserves beyond. Enjoy watching boaters pass through the adjoining Seatrout Lake on their way to and from the Harbor. Historic and quaint downtown Punta Gorda, the Isles Yacht Club, Fisherman's Village, and St. Andrew's Golf Course are all less than five minutes by car. Southwest Florida features world-class fishing, boating, and water sports, and you will be less than an hour away from multiple pristine Gulf Coast beaches. Punta Gorda is approximately 45 minutes south of Sarasota and 30 minutes north of Fort Myers and is easily accessible from I-75 and US-41. Take advantage of Allegiant Airlines' low-cost, non-stop airfares to over 50 destinations from Punta Gorda Airport. Punta Gorda is often cited as one of the best places to retire, but with virtual work becoming the norm, start living the pre-retirement dream now! Ask to see the property FEATURES SHEET attached to this listing. The number of vacant lots in beautiful Punta Gorda Isles is rapidly decreasing, so take advantage of this unique opportunity soon.