

**24159 BLACKBEARD BOULEVARD, Punta Gorda, FL, 33955**

Vacant Land

Neighborhood: Pirate Harbor, Punta Gorda

Subdivision: PIRATE HARBOR

Acreage: 1/4 to less than 1/2

Lot Dim: 110 x 100

Lot Size Sqft: 11176

S/S/B/L: C 8

Prior Taxes: \$ 4,517

Water View: Canal

Waterfrontage: 100

MLS: A4598741

Listed By: RE/MAX SUNSHINE

A very rare property only one lot in from the tip and five minutes out to the beautiful waters of Charlotte Bay. No need to wait for a seawall as it is already installed along with a Captain's Walk, Boatlift and electric. Better yet, this property

has all the fill dirt already in and is ready to build! South facing rear yard for maximum light, there is currently a lawn and paved driveway (lot was split from three lot site). Pirate Harbor is a boating and fishing community that welcomes golf carts and a casual lifestyle. Easy access by boat to all of our local islands including Sanibel, Captiva, Boca Grande, Cabbage Key, Tarpon Point and many others. Whether you head out for a day of boating or just enjoy fishing from the dock, you will enjoy the very active marine life - dolphins and manatees are in this canal regularly. Pirate Harbor is located in the booming Punta Gorda area with easy access to downtown, Cape Coral, Fort Myers and why not be a pirate and come live in this awesome community!