

# Lot - SANIBEL, FL



## 3945 W Gulf DR, SANIBEL, FL, 33957

Offered at \$3,995,000

"Immediate Opportunity" to own a direct Gulf-Front 1+ Acre parcel with 113 Ft. of frontage. This large, cleared building site offers Southern exposure and is situated on the prestigious high "Ridge" of Sanibel's West Gulf Drive. Spectacular sunsets and some of the world's BEST shelling right in your backyard! Stroll on the peaceful and uncrowded beach this location offers. Plans in place for a contemporary home designed by award-winning architect Joyce Owens. This project is 100% permitted and that will save 18 months in your construction process.

 0 Bedrooms
 0 Bathrooms
 Unknown sqft sqft
 1.25 acre (lot size)
 Built: Unknown year



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