



\$ 119,900



8251 Walbert St, Port Charlotte, FL 33981

- » MLS #: D6138041
- » Land | Lot: 10,454 ft²
- » More Info: 8251WalbertSt.IsForSale.com



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Remarks

Discover this incredibly unique over-sized building lot in the highly sought-after South Gulf Cove community. For those looking to maximize privacy and tranquility, this is the lot for you. Surrounded by water on both the left side and rear of the lot, you can enjoy water views from multiple angles as well as minimize neighbors. Standard lots in South Gulf Cove are 80 feet wide, but this lot boasts 93 feet of width along the rear property line. Combined with another 125 feet along the Southern lot line, you will enjoy a total of 218 feet of water frontage. This freshwater canal is loaded with fish and will create a quiet, tranquil environment to relax by. Another incredible feature of this lot is its elevation. According to the county GIS, this lot has an 8.8 foot elevation above sea level. Most lots in South Gulf Cove require 2-3 feet or more of fill dirt, which can cost \$30,000-\$40,000 or more in development costs. (This can easily be verified by checking with local builders) This lot is in the AE flood zone, meaning you would have to build the lot up to 9 feet. At already 8.8 feet, minimum fill is required. You also can't beat the exposure, as this is a West facing property. The sunsets are amazing and your pool will stay warm in the afternoon sun. South Gulf Cove is a rapidly growing boating community. is close to

