



**12235 BOAT SHELL DRIVE**

12235 BOAT SHELL DR, MATLACHA ISLES, FL 33991

**\$775,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

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ISLES, FL 33991

Boater's Paradise | No Bridges | Direct Gulf Access | Two Boat Lifts | New 2026 Boat Canopy | Heated Pool | New Pool Controls and Pump | 4-Car Garage | Western Exposure. Welcome to 12235 Boat Shell Dr, where effortless luxury meets true waterfront living in the heart of Matlacha Isles. Offered fully furnished, this beautifully remodeled home delivers the ultimate Southwest Florida lifestyle with no bridges and direct Gulf access-allowing you to be on open water in minutes and Boca Grande Pass in just 30 minutes.

**Sewer: Public,**  
**Pool Description: Pool,**  
**Cooling: Central A/C,**  
**Garage Count: 4 Car Garage,**  
**Water: City Water,**  
**Special Program: Global Luxury**

**\$775,000**



Designed for serious boaters, the property features two boat lifts, including a 20,000 lb lift with a new 2026 boat canopy cover for your offshore vessel and a 7,500 lb lift for your daily runabout. With 90 feet of seawall, a composite dock, live bait well, fillet station, and full utility hookups, this is a true waterfront launchpad. Inside, the home showcases porcelain tile flooring, a chef-inspired kitchen with Kenmore Elite appliances, and spa-like bathrooms throughout. The flexible floor plan offers three spacious bedrooms plus a loft, ideal for guests, a home office, or media space. Step outside to your private outdoor oasis featuring an electric heated pool and hot tub, perfect for relaxing or entertaining. Gather in the breezeway or enjoy the converted 4-car garage entertainment area, complete with a pool table and 80" TV-ideal for hosting friends and family. Additional highlights include a new AC system and no water intrusion during recent storms, offering peace of mind and long-term value. Whether you're entertaining in style, enjoying quiet sunset views by the dock, or heading out for a day on the water, this home is more than a residence-it's a waterfront lifestyle.



Located in the charming community of Matlacha Isles, you'll enjoy vibrant coastal character, unmatched boating access, and the beauty of the Gulf at your doorstep.



