



2821 BRUCE ST

MATLACHA, FL 33993

\$530,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Offering direct Gulf access with no bridges or locks, deep water, and a 10,000 lb covered boat lift for instant access to Charlotte Harbor- this is the BEST home for Florida coastal living! The outdoor oasis is designed for both relaxation and wellness, featuring 85 feet of maintained seawall, a private heated pool and expansive deck under a screen enclosure. For the fitness enthusiast, this versatile pool is fitness-ready for lap swimming; all original lap pool blower equipment is included and conveniently capped, allowing for an effortless conversion back to a professional-grade swim lane.

Garage Count: 1 Car Garage,
Pool Description: Pool

\$530,000



Also, a unique tropical outdoor shower (with hot & cold water!) under the flowering-vine covered pergola. Inside, modern luxury meets peace of mind. The kitchen features sleek granite countertops and backsplash, 2025 appliances, and stunning water views. The redesigned lanai is the work of one of the top structural engineers in the area using poured concrete and 2X12 beams (construction plans from 2020 and long list of updates in MLS supplemental info available to your agent). This is a hurricane-proof home, with every storm resistant feature on the market. Built for superior protection and energy efficiency, the property boasts a metal roof, impact windows and doors, a CAT 5 island-rated garage door, additional attic insulation and an updated powder-coated front door - this will be the easiest home to maintain for years to come. Utility ready RV parking on the premises, and room for an SUV in the garage. With assumable insurance paid ahead through 2026- a rare financial advantage- and a location just minutes from waterfront dining and 45 minutes to the international airport, this property is the pinnacle of secure, move-in ready, Southwest Florida living. Schedule your private showing today!



