



**2480 BAYSHORE DR**

MATLACHA, FL 33993

**\$679,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 2480 BAYSHORE DR

MATLACHA, FL 33993

Experience the best of the Southwest Florida lifestyle in this luxuriously upgraded waterfront island home THAT IS ELEVATED OUT OF THE FLOOD AREA and WITH BAY VIEWS! Perfectly blending modern luxury with a breezy coastal farmhouse aesthetic, found in the heart of artsy Matlacha. Nearly every room inside offers stunning views of Matlacha Pass and sunrise over the iconic Matlacha Bridge! The interior's light-filled spaces flow seamlessly from the REMODELED KITCHEN (with high capacity refrigerator) to the large lanai and pool deck, down to the NEW DOCK AND LIFT (2023).

**Garage Count: 2 Car Garage,**  
**Location: Ocean Front,**  
**Pool Description: Pool,**  
**Special Program: Global Luxury**

**\$679,000**



After a hard day of fishing retreat to the massive master suite, while guests enjoy the privacy of the split-bedroom layout, with their own sliding glass door to the lanai. The large backyard features a fire pit and unparalleled views of the water, where you can watch as dolphins and manatees play just feet from your seawall. Built in 1990, this home has NEVER FLOODED thanks to the ELEVATED LOT at 7.9 feet high (elevation certificate available in MLS). Offering maximum protection via a METAL ROOF and IMPACT WINDOWS and doors, the property provides significant insurance premium savings and lower cooling costs. Take a short walk to local art galleries, the coffee shop, seafood restaurants, and the community park from this cul-de-sac with amazing views. This "piece of paradise" is a rare opportunity to own a move-in-ready, storm-resilient home in one of Florida's most beloved coastal communities. The seller has no intention of letting this listing sit on the market. If this is the one for you make your move. Schedule your private showing in person or by video call today!



