



\$ 6,995,000

225 Waterways Ave, Boca Grande, FL 33921

- » Beds: 4 | Baths: 4 Full
- » MLS #: D6138912
- » Single Family | 3,454 ft² | Lot: 9,322 ft²
- » More Info: 225WaterwaysAve.IsForSale.com



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Remarks

Experience luxury waterfront living in this beautifully renovated 4-bedroom, 4-bath pool home, spanning 3,454 sq ft. Located near the village of Boca Grande on a deep-water canal, this home boasts an open floor plan with panoramic water views, an upgraded kitchen with Viking appliances, dual islands, and ample storage. The main floor includes two guest suites with ensuite baths and sunny deck, while the second floor offers a spacious primary suite with a private balcony, office/den, and luxurious bath, plus a third guest suite. Enjoy the island's outdoor lifestyle with a heated saltwater pool, outdoor kitchen, covered seating, and a 114' dock with a covered 12,000lb boat lift. Additional features include impact windows, Hardie board siding, 3 car garage, tankless water heaters, and metal roof. Meticulously maintained with no storm damage.

