

# Sanibel & Captiva Islands...



## Opportunity is Knocking!

"Now is undoubtedly the best time to buy real estate here in the 33 years I've been a Realtor on the islands"... [Art Corace, Broker & Owner, RE/MAX of the Islands.](#)

Whether you are searching for the ideal place to live or invest, Sanibel & Captiva Island properties currently represent outstanding value. Here are a few of the opportunities waiting for someone to answer the door!

### Compass Point

This direct gulf front corner apartment offers panoramic views of the beach and Gulf of Mexico. It includes a ground level cabana providing convenient access to the beach, pool or tennis court. Both the apartment and cabana have been totally updated and refurbished. The apartment consists of 3 bedrooms, 2 baths, kitchen, dining area and screen enclosed gulf front lanai. The ground level cabana has a full bathroom and mini-kitchen contained in approximately 200 square feet of area. Weekly vacation rentals are permitted and typically produce \$35,000 to \$50,000 in gross income depending upon owner usage. This immaculate property is value priced at \$1,295,000 furnished.

### Seashells of Sanibel

Seashells of Sanibel is a 44 unit apartment condominium complex with on-site rental management which allows weekly rentals. The property is only steps to a private beach walking access, swimming pool or tennis court. Apartment 33 contains 2 bedrooms, 2 baths, modernized kitchen, living room with dining area and a screen enclosed porch. The authentic wood floors in the living and dining areas have

recently been refinished. If you are interested in owning a property that produces substantial income to offset ownership expense, this apartment deserves your serious consideration. The current owner is including their repeat vacation guest clientele, web site URL and all marketing material. Gross income ranges from \$26,000 to \$32,000 annually depending upon owner usage. Offered fully furnished at only \$389,900.

### Belle of the Bayou

Spacious near beach home that has been updated. Center island kitchen with granite counter tops, custom wood cabinets and tray ceiling. Wood laminate flooring on first living level. Roof and pool/spa screen enclosure replaced since 2004. French doors open on to several decks and porches. This 4 bedroom home makes a wonderful beach retreat or permanent residence. There is ample storage at ground level; large garage and game room. The 4th bedroom (including a closet) could easily become a den. The dining room is off the open kitchen and adjoins the living room and adjacent family room. Walk to the best beach anywhere within minutes! Asking \$595,000 and offers are encouraged.

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