



Address: 4781 Tradewinds Dr
Primary Location: Gulf
Bedrooms: 3
Baths: 2
Half Baths: 0
Apx Lot Dim: 100x750
Furnished Y/N: N
Foreclosure Y/N: No

List Price: \$1,695,000
Subdivision: Tradewinds
Year Built: 1980
Apx Living SQFT: 0
Apx Total SQFT: 3,717
Days on Market: 407
Private Pool Y/N: N
Short Sales Y/N: No



Remarks: This home, on over 1 1/2 acres, has absolutely breathtaking views of the Gulf of Mexico! Totally remodeled over the last few years including all new impact resistant windows and doors, enclosed lower level, all new siding, new kitchen with granite and stainless appliances, new bathrooms, wood floors throughout, custom built-ins, paver driveway, trex walkway to beach, vaulted ceilings, large sundeck, recessed lighting, totally wind mitigated. Shows like a model and don't forget the great views.



Address: 6491 Sanibel Captiva Rd
Primary Location: Gulf
Bedrooms: 2
Baths: 2
Half Baths: 0
Apx Lot Dim: IRREG
Furnished Y/N: Y
Foreclosure Y/N: No

List Price: \$1,895,000
Subdivision: Del Sega
Year Built: 1950
Apx Living SQFT: 0
Apx Total SQFT: 0
Days on Market: 1,600
Private Pool Y/N: N
Short Sales Y/N: No



Remarks: GULF FRONT LOT WITH INCOME! NIGHTLY RENTALS ALLOWED = GREAT INCOME. TOTALLY RENOVATED FROM STUDS OUT IN 2004, THESE 2 UNITS HAVE BREATHTAKING, DIRECT GULF FRONT VIEWS. NEW EVERYTHING: BAMBOO WOOD FLOORS, VAULTED CEILINGS, BEADBOARD, CORIAN KITCHEN, NEW BATHROOMS, NEW A/C, NEW HOT WATER HEATER, NEW PAINT IN AND OUT, ALL NEW ISLAND STYLE FURNITURE WITH 2 FLAT SCREEN TV'S EACH UNIT, NIGHTLY RENTALS, PERFECT COTTAGE RETREAT! GREAT FUTURE BUILDING SITE! GREAT VALUE!



Address: 413 Bella Vista Way E
Primary Location: Gulf
Bedrooms: 4
Baths: 4
Half Baths: 0
Apx Lot Dim: 0
Furnished Y/N: Y
Foreclosure Y/N: No

List Price: \$1,950,000
Subdivision: Colony Beach Estates
Year Built: 1989
Apx Living SQFT: 3,828
Apx Total SQFT: 6,032
Days on Market: 217
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: -A rare ownership opportunity in one of Sanibel's most exclusive private gated communities. Colony Beach Estates is an east end Gulf front gated neighborhood consisting of large luxury homes beautifully constructed and surrounded by private impeccably maintained grounds. Enjoy beautiful Gulf views from this 4 bedroom 4 bathroom home featuring 2 fireplaces and a private pool with spa. This property also features a large kitchen, laundry room, multiple balconies, shutters, two garages, storage room, and a private sitting room to enjoy the beautiful views.



Address: 4717 Rue Belle Mer
Primary Location: Gulf
Bedrooms: 3
Baths: 3
Half Baths: 0
Apx Lot Dim: 438x140x438x82
Furnished Y/N: Y
Foreclosure Y/N: No

List Price: \$2,195,000
Subdivision: Chateaux Sur Mer
Year Built: 1966
Apx Living SQFT: 2,411
Apx Total SQFT: 4,443
Days on Market: 221
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: The Perfect Beach House - casual beach feel. Beautiful, private setting located within one of Sanibel's most special communities known as Chateaux Sur Mer. Nicely remodeled ground level home offering beautiful furnishings and tile throughout. Fantastic screened pool and lanai showing off sunset & water vistas. Enjoy one of the island's best areas for biking, shelling and privacy. Close to both towns of Sanibel and Captiva. Beach luxury at its most relaxing. Must be 5:00 somewhere as you relax on your beachside hammock!



Address: 4701 Rue Belle Mer
Primary Location: Gulf
Bedrooms: 4
Baths: 4
Half Baths: 0
Apx Lot Dim: 108 X 427
Furnished Y/N: Y
Foreclosure Y/N: No

List Price: \$2,365,000
Subdivision: Chateaux Sur Mer
Year Built: 1983
Apx Living SQFT: 2,983
Apx Total SQFT: 6,803
Days on Market: 533
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: What a place to watch the sunset! A fantastic Gulf front 4 BR 4 BA tastefully furnished pool home. Large light and bright great room features high cathedral ceiling and hardwood floors; sliding glass doors open to an inviting screened lanai overlooking the pool with the Gulf beyond. Large master bedroom has his & hers bathrooms & closets; two guest rooms have 10' & 12' tray ceilings. Fourth bedroom & bath are in the loft. Kitchen has Corian counters, dumbwaiter, SubZero refrigerator, Bosch dishwasher and butcher block island. Elevated circular driveway. New metal roof 2006, pool resurfaced 2009, new AC and water heater 2010. Buyer to verify square footage.



Address: 4949 Joewood Dr
Primary Location: Gulf
Bedrooms: 5
Baths: 5
Half Baths: 0
Apx Lot Dim: 100 x 800
Furnished Y/N: N
Foreclosure Y/N: No

List Price: \$2,775,000
Subdivision: Gulf Ridge East
Year Built: 1986
Apx Living SQFT: 4,150
Apx Total SQFT: 8,984
Days on Market: 1,235
Private Pool Y/N: N
Short Sales Y/N: No



Remarks: METICULOUS GULF FRONT HOME IN GULF RIDGE. HOME IS EASTERN MOST IN SUBDIVISION SO IT IS CLOSEST TO THE BEACH IN GR. COMMUNITY POOL AND TENNIS (FOR 9 OWNERS) SIT AT THE END OF THE LONG DRIVEWAY. HOUSE AND GUEST HOUSE. AMAZING VIEWS, PERFECT LANDSCAPING AND THE HOME SHOWS LIKE A MODEL. TOTAL OF 5 BEDROOMS, 5 BATHS, VOLUME CEILINGS, FIREPLACED LIVING ROOM AND FAMILY ROOM, GRANITE KITCHEN, WOOD FLOORS, CROWN MOULDINGS, BUTLERS PANTRY, BUILT INS, HIS AND HER (GRANITE) MASTER BATHROOMS, ELEVATOR, OFFICE, SCREENED LANAI AND OPEN GULF FRONT DECK, 4 YEAR OLD ROOF, STORM SHUTTERS THROUGHOUT, 3 CAR + GARAGE. GUEST HOUSE HAS 3 BEDROOMS PLUS LIVING ROOM AND LAUNDRY, DECKS WITH GULF VIEWS.



Address: 64916492 Sanibel Captiva Rd **List Price:** \$2,890,000
Primary Location: Gulf **Subdivision:** Del Sega
Bedrooms: 4 **Year Built:** 1950
Baths: 3 **Apx Living SQFT:** 0
Half Baths: 0 **Apx Total SQFT:** 0
Apx Lot Dim: IRREG **Days on Market:** 1,600
Furnished Y/N: Y **Private Pool Y/N:** N
Foreclosure Y/N: No **Short Sales Y/N:** No



Remarks: REDUCED! PERMITTED NIGHTLY RENTALS. GULF TO BAY PROPERTY AT THE WESTERN END OF SANIBEL. THIS OFFERING IS TWO SEPARATE LOTS WITH 3 RESIDENCES. THE GULF PROPERTY HAS A DUPLEX - BAMBOO BREEZE LITTLE PALM. THESE COTTAGE TYPE UNITS HAVE BREATHTAKING, DIRECT GULF FRONT VIEWS AND HAVE BEEN TOTALLY RENOVATED FROM THE STUDS OUT, NEW EVERYTHING: BAMBOO WOOD FLOORS, VAULTED CEILINGS, BEADBOARD, CORIAN KITCHEN, NEW BATHROOMS, NEW A/C, NEW HOT WATER HEATER, NEW PAINT IN AND OUT, ALL NEW ISLAND STYLE FURNITURE WITH 2 FLAT SCREEN TV'S EACH UNIT, NIGHTLY RENTALS, PERFECT COTTAGE RETREAT-MLS# 2701840. THE BAY PROPERTY CONSISTS OF A 2 BEDROOM COTTAGE, TOTALLY REMODELED WITH THREE BOAT DOCKS-MLS# 2701846



Address: 4577 Waters Edge Ln **List Price:** \$3,150,000
Primary Location: Gulf **Subdivision:** Gulf Shores
Bedrooms: 4 **Year Built:** 1977
Baths: 3 **Apx Living SQFT:** 2,766
Half Baths: 0 **Apx Total SQFT:** 3,500
Apx Lot Dim: 3500 **Days on Market:** 75
Furnished Y/N: Y **Private Pool Y/N:** N
Foreclosure Y/N: No **Short Sales Y/N:** No



Remarks: -Sanibel authentic Beach House, situated on high elevation offering spectacular panoramic beach & sunset vistas. Long winding shell driveway through majestic coconut and mature royal palms. Professionally landscaped showcasing the beach ambiance and style of this immaculate beach front home. The Island lifestyle is evident throughout the interior finishes. All recently remodeled. Impact windows, new A/C, stereo surround systems, wood flooring & spacious lanai that flows out to beach & hot tub area deck. Beach casual with a flair of elegance.



Address: 1310 Seaspray Lane **List Price:** \$3,395,000
Primary Location: Gulf **Subdivision:** Seaspray
Bedrooms: 5 **Year Built:** 1991
Baths: 4 **Apx Living SQFT:** 5,185
Half Baths: 1 **Apx Total SQFT:** 10,597
Apx Lot Dim: 99 x 701 **Days on Market:** 322
Furnished Y/N: Y **Private Pool Y/N:** Y
Foreclosure Y/N: No **Short Sales Y/N:** No



Remarks: -GRACIOUS HOME IN SANIBEL'S FINEST SUBDIVISION. BEAUTIFULLY UPDATED INCLUDING NEW LAWNS AND LANDSCAPING PROVIDING A LUSH WALK TO THE BEACH. UNPARRALLELED GULF VIEWS HAVE BEEN OPENED UP. WITH 5 BEDROOMS, MANY LIVING AREAS AND WRAP AROUND LANAIS, THIS HAS BECOME A VERY ACCOMMODATING HOME. NEW APPLIANCES, FRESHENED CABINETRY, GRANITE, CROWN MOULDING, EXPANDED GAME ROOM. ENHANCEMENTS HAVE BEEN MADE TO MAKE THIS HOME A MUCH SOUGHT AFTER VACATION DESTINATION AND/OR PERSONAL RESIDENCE. SURVEY, ELEV. CERTIFICATE, APPRAISAL & INSPECTION REPORT AVAILABLE. COMPLETE WIND PROTECTION HAS BEEN ADDED.



Address: 5035 Joewood Dr
Primary Location: Gulf
Bedrooms: 4
Baths: 4
Half Baths: 1
Apx Lot Dim: 210 x 1090
Furnished Y/N: Y
Foreclosure Y/N: No

List Price: \$3,750,000
Subdivision: Gulf Ridge
Year Built: 1992
Apx Living SQFT: 0
Apx Total SQFT: 13,081
Days on Market: 580
Private Pool Y/N: N
Short Sales Y/N: No



Remarks: 200 feet of beach frontage offering panoramic Gulf of Mexico vistas nestled within gated community. Key West style Beach estate. Gorgeous setting on over 5 acres. Professionally landscaped to perfection. Private driveway leads to stunning residence. Large open floor plan. Take advantage of the wonderful outside deck space. Mesmerizing tranquility & views. Private elevator, dumb waiter, security system, storm shutters, oak flooring, granite and Corian countertops. Huge master area with very generous private guest areas. Very special & private.



Address: 3705 West Gulf Dr
Primary Location: Gulf
Bedrooms: 5
Baths: 5
Half Baths: 2
Apx Lot Dim: 106X360
Furnished Y/N: N
Foreclosure Y/N: No

List Price: \$3,750,000
Subdivision: Sea Side
Year Built: 2001
Apx Living SQFT: 5,087
Apx Total SQFT: 10,013
Days on Market: 294
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: Most stunning views currently available on exclusive West Gulf Drive! Contemporary beach home with 5 suites plus 2 half baths and a private office. Two story great room features a wall of glass doors, clerestory windows, built in entertainment center, fireplace and large screened lanai off the living area. Large eat-in kitchen with abundant pullout storage and granite countertops. Laundry with tub and tons of storage. Master has private sitting area, walk in closet and access to an expansive sun deck. Master bath has walk in closets, double Granite vanities, whirlpool tub and walk-in shower. Enormous garage and storage. Elevator to all floors. Concrete pilings. Pool and spa! On the Beach!



Address: 5071 Joewood Dr
Primary Location: Gulf
Bedrooms: 4
Baths: 4
Half Baths: 1
Apx Lot Dim: 110x1199
Furnished Y/N: Y
Foreclosure Y/N: No

List Price: \$4,250,000
Subdivision: Gulf Ridge
Year Built: 1997
Apx Living SQFT: 4,056
Apx Total SQFT: 6,045
Days on Market: 42
Private Pool Y/N: N
Short Sales Y/N: No



Remarks: -A beautiful private Sanibel beachfront residence. Sophisticated with an Island casual flair that offers spectacular Gulf of Mexico and sunset panoramic views. Spacious, yet intimate, this extremely well built home is inviting with beautiful wood flooring and tongue & groove within tray and vaulted ceilings. This home opens up magnificently from living areas to an oversize deck for entertaining or just a romantic time for the 2 of you. A gourmet kitchen, lovers delight, private elevator and an outdoor ambiance that is right out of a magazine are just a few of the specialties that await you with this special offering.



Address: 3635 West Gulf Dr
Primary Location: Gulf
Bedrooms: 4
Baths: 4
Half Baths: 1
Apx Lot Dim: Irregular
Furnished Y/N: N
Foreclosure Y/N: No

List Price: \$4,450,000
Subdivision: Metes And Bounds
Year Built: 1996
Apx Living SQFT: 4,575
Apx Total SQFT: 7,785
Days on Market: 40
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: -Crafted with sophisticated flair and built in the "Island cottage" tradition, this 4+ bedroom, 4+ bath home features a Chef's kitchen w/top of the line appliances, home office, fireplace, heated and caged swimming pool, welcoming verandas, elevator, sunny patios and porches and privately landscaped gardens..! It is clear this home was thoughtfully designed with quality and a wonderfully carefree lifestyle in mind!



Address: 3911 West Gulf Dr
Primary Location: Gulf
Bedrooms: 5
Baths: 5
Half Baths: 1
Apx Lot Dim: 113 X 392
Furnished Y/N: N
Foreclosure Y/N: No

List Price: \$4,800,000
Subdivision: Metes And Bounds
Year Built: 1990
Apx Living SQFT: 5,645
Apx Total SQFT: 9,459
Days on Market: 141
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: -This gorgeous Sanibel beachfront property is where the Mediterranean meets the Gulf. The spectacular setting begins immediately as one drives through the private gated entry into a courtyard compound consisting of a 4 BR main residence & a separated guest house offering large private quarters as well as an artist's studio & fitness room. Beautiful arched breezeways weave through manicured landscaped gardens. Magnificent panoramic views of sunsets & beach. Warm & inviting pool area spilling out from living areas to the white sandy private beach. Wonderful custom detailing include both a wine room & gourmet-kitchen which are just but a few of the very special amenities this estate has to offer



Address: 4215 West Gulf Dr
Primary Location: Gulf
Bedrooms: 4
Baths: 4
Half Baths: 1
Apx Lot Dim: 105 Frontage
Furnished Y/N: N
Foreclosure Y/N: No

List Price: \$4,899,900
Subdivision: Metes And Bounds
Year Built: 2003
Apx Living SQFT: 5,282
Apx Total SQFT: 10,081
Days on Market: 89
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: Fabulous beach and Gulf of Mexico views along with gorgeous sunsets from the gulf view terrace. One of the islands best to be available so close to the beach with 2003 construction. Built on the Gulf Ridge you only have 17 steps to the living level. Four great bedrooms with wood floors, master has beach front sitting area overlooking the beach through mitered glass windows. All concrete construction, pool, 2 dens, media room with marble bar and wine cooler, formal dining, eat-in kitchen with mitered glass windows, tray ceilings in all bedrooms, Mahogany front doors, elevator, dumb waiter, marble floors, lime stone tile outdoors, fireplace, hurricane shutters. Water views from every room.



Address: 3441 West Gulf Dr
Primary Location: Gulf
Bedrooms: 5
Baths: 4
Half Baths: 2
Apx Lot Dim: 91x661x96x672
Furnished Y/N: N
Foreclosure Y/N: No

List Price: \$5,750,000
Subdivision: Metes And Bounds
Year Built: 2007
Apx Living SQFT: 4,861
Apx Total SQFT: 10,550
Days on Market: 189
Private Pool Y/N: Y
Short Sales Y/N: No



Remarks: -Absolutely gorgeous Gulf Front home with expansive views. Enjoy magnificent sunsets from the vanishing edge raised pool, surrounded by lush tropical vegetation. Only the finest amenities used in this home with gourmet kitchen, wine room, Travertine flooring, granite, extensive molding work, oak flooring, detailed beamed ceilings, fireplace, paver stones, outdoor kitchen with additional fireplace, pass thru pantry and many more extras. This home is truly exceptional and must be seen. Also has a private elevator.



Address: 3517 West Gulf Dr
Primary Location: Gulf
Bedrooms: 4
Baths: 4
Half Baths: 2
Apx Lot Dim: 200 x 650+
Furnished Y/N: Y
Foreclosure Y/N: No

List Price: \$6,500,000
Subdivision: Metes And Bounds
Year Built: 1997
Apx Living SQFT: 5,404
Apx Total SQFT: 10,216
Days on Market: 194
Private Pool Y/N: N
Short Sales Y/N: No



Remarks: -An exceptional Sanibel-estate property located on one of the most prestigious Island drives. The home is superior in every way! Construction excellence in every small detail of building was thoughtfully designed by the architect and overseen by the owners & contractor. Sweeping ocean views from all primary rooms of the home are especially dramatic from this three-story residence. The house includes 4 private bedroom suites, home offices w/custom wood built-ins, three-stop elevator, designer chef's kitchen, lushly landscaped grounds and botanical gardens. This estate encompasses a total of +/-3 acres on this premiere parcel of Sanibel Island! This is an "as is" sale.