

**C7506730 THE ISLAND PROPERTY MANASOTA KEY, ENGLEWOOD, FL 34223**



**County:** Charlotte

**Status:** Active

**List Price:** \$800,000

**Style:** Residential

**Special Sale:** None

**Total Acreage:** 20 to less than 50

**For Lease:** No

Something virtually impossible to find: a one-of-a-kind buildable Lemon Bay island estate site, county-confirmed residential eligibility, dock and submerged-land zoning, 43-foot allowable build height including 5 feet of resilient freeboard below the first floor, and substantial Lemon Bay / Intracoastal Waterway frontage within a very private island setting. Accessible by boat, helping preserve the island's private, natural character. The property was previously approved by a 10-member committee for State acquisition after formal environmental review, confirming its rarity and conservation-quality character. After a State budget shift away from this type of coastal conservation acquisition, the seller is now focused on a private-market sale. The owner has made a major private-market price reset and may consider seller financing, structured terms, or a reasonable due-diligence period for a qualified buyer. Create a legacy island estate in a setting that cannot be duplicated. Enjoy as a private island estate with optional vacation-rental use when not in personal use.

**Land, Site, and Tax Information**

**Legal Desc:** ZZZ 014119 P20 ZZZ 014119 P20 THAT PT OF AN ISLAND IN LEMON BAY E OF MANASOTA KEY IN THE S1/2 OF SEC 1 CONT INTO N1/2 OF SEC12 LYING S OF E/LY EXTN OF N LN OF S 1555.35FT INCLUSIVE OF RIPARIAN RIGHTS AKA P20 37.66 AC M/L AND TWO PARCELS OF SUBMERGED LAND IN G

**SE/TP/RG:** 01-41S-19E

**Zoning:** MES

**Front Footage:** 1,031

**Tax Year:** 2024

**Front Exposure:** West

**Flood Zone:** AE

**Add Parcel:** No

**Ownership:** Fee Simple

**Lot Dimensions:** 2080425x1

**Lot Size:** 2,080,425 SqFt / 193,278 SqM

**Water Frontage:**Yes-Bay/Harbor

**Water Access:** Yes-Bay/Harbor

**Water Name:** LEMON BAY

**Water View:** Yes-BayFull, Intracoastal Waterway

**Water Extras:** No

**Utilities:** Electrical Nearby

**Sewer:** Septic Needed

**Road Surface Type:** Other

**Community Information**

**HOA / Comm Ass:** NO