

PRIVATE ISLANDS INC.

PUMPKIN KEY

CARD SOUND BAY, FLORIDA

26 ACRES · FREEHOLD

20-SLIP MARINA · 12 BAYFRONT LOTS

25.326°N 80.295°W

ELEVATION — LOW-LYING KEYS ISLAND

THE ISLAND — TERRAIN

THE ESTATE

At a Glance

LOCATION	Card Sound Bay, Florida
TITLE	Freehold
LAND AREA	26 acres
RESIDENCES	Main house + 2 cottages
MARINA	20 slips, mega-yacht
HIGH POINT	2 m above sea level

BAYFRONT LOTS PLATTED

Twelve bayfront lots of about an acre and a half each stand platted, ready for a family compound or a private club enclave.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	26 acres
TITLE	TERRAIN
Freehold	Low-lying Keys island
WATERS	STATUS
Card Sound Bay	Developed

www.privateislandsonline.com/united-states/florida/pumpkin-key

REGION — FLORIDA — THE UPPER KEYS

The upper Keys pair Caribbean water with mainland law and logistics. Florida island land is held in fee simple freehold, with strong property rights and a transparent title system, and Key Largo adds the reef, Ocean Reef Club and Miami within easy reach.





CARD SOUND BAY

An Island That Works Like an Estate

Pumpkin Key is a 26-acre private island in the secure waters of Card Sound Bay, off the north end of Key Largo. The listing calls it a domestic Caribbean: total seclusion, with the logistics of a mainland estate and power and water connected from shore.

THE LAND

Forest, Beach & Open Water

Mature tropical vegetation covers the island, and its sandy shoreline gives 360-degree views across the bay's turquoise water and year-round sunsets. Golf cart paths cross the full 26 acres, linking the shore, the residences and the marina.

WHAT STANDS

Homes Ready to Occupy

The island carries a three-bedroom primary residence, two caretaker cottages and a dockmaster's apartment and office. At its centre, tennis courts double as a reinforced helipad, and a planned utility backbone is already in place.

THE OPPORTUNITY

Twelve Lots, One Owner

The island is platted for 12 large bayfront lots of about 1.5 acres each, so a buyer can hold it as one family legacy compound or shape a small private residential club, with the infrastructure already built.

A NOTE ON IMAGERY

Some images in the listing's gallery are computer-generated concept views showing a possible future development of the island. They are not photographs and have been excluded here. Every image in this brochure is a real photograph of Pumpkin Key as it stands today.





LAND AND WATER

Marina, Reef & Bay

The private 20-slip marina is engineered for deep-draft vessels, including a mega-yacht. Three miles offshore lies North America's only living coral barrier reef, with snorkelling, diving and sport fishing, while the bay gives the island sheltered frontage and views in every direction.

KNOWN FOR

A 26-acre freehold estate island in Card Sound Bay: a 20-slip mega-yacht marina, a helipad, mainland power and water, and a shore home at Ocean Reef Club.

DAYTIME HIGH ±90°F · NIGHT LOW ±63°F



BY BOAT

Ten Minutes to Shore

The listing puts the mainland shore home and dockage at Ocean Reef Club ten minutes away by boat. That shore base comes with the island, and the club beside it adds a private airstrip, a medical centre, a spa and championship golf.

BY AIR

Helipad & Private Airstrip

The island's tennis courts double as a reinforced helipad at its centre, and the listing counts ten minutes by helicopter to Miami. On shore, Ocean Reef Club's private airstrip handles arrivals, with Miami International Airport 32 miles away.

DISTANCES — STRAIGHT LINE

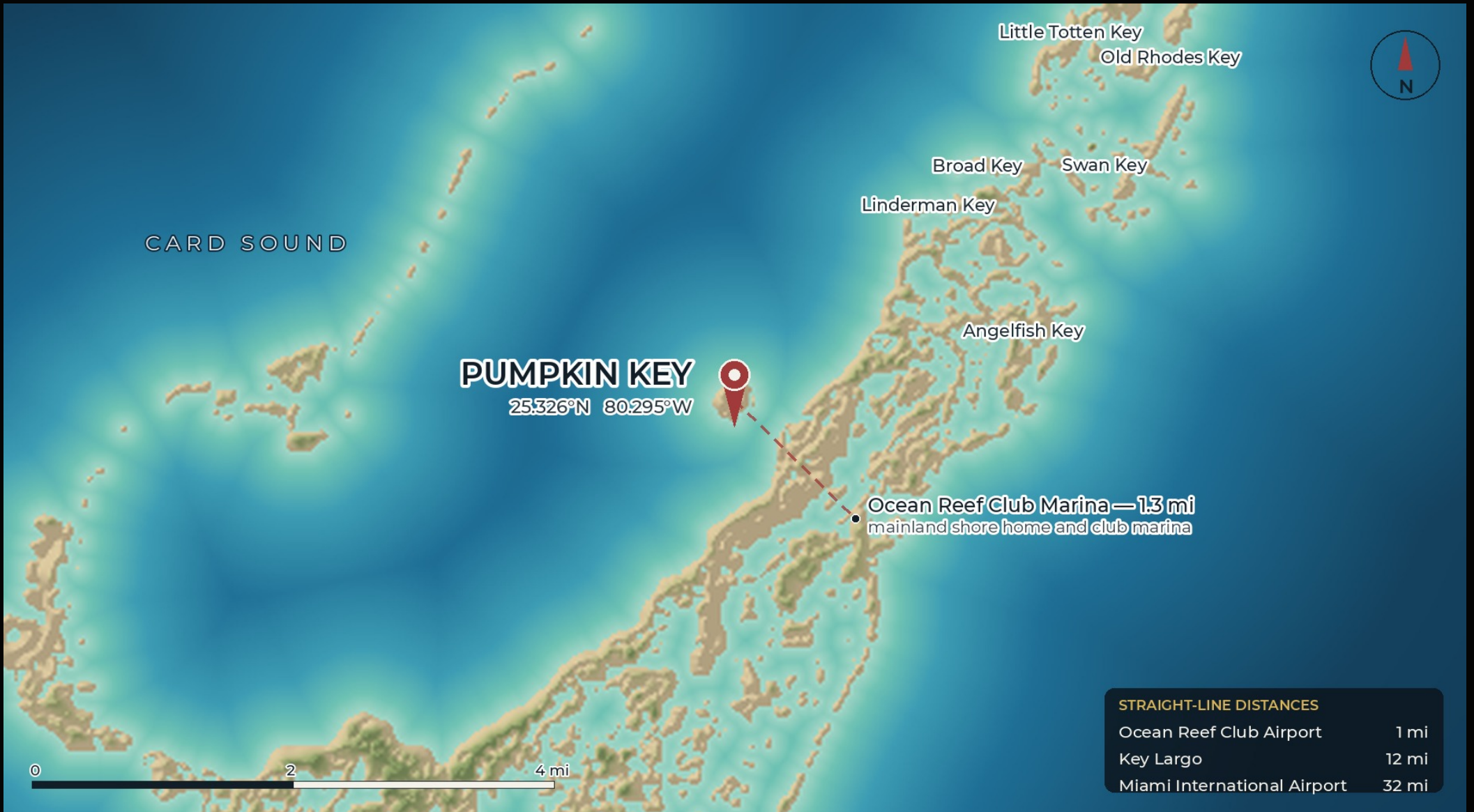
Ocean Reef Club Airport 1 mi · Key Largo 12 mi · Miami International Airport 32 mi

26 ACRES • FREEHOLD • MAINLAND POWER & WATER

LOCATION

On the Map

CARD SOUND BAY • FLORIDA KEYS



GALLERY

The Estate in Frames



The screened pool terrace



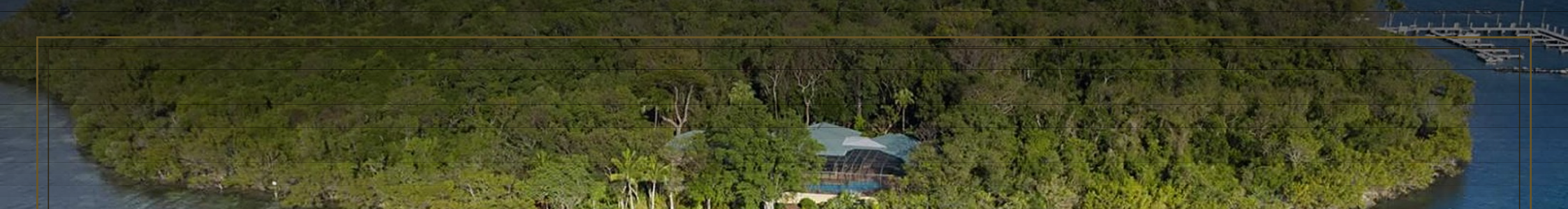
A terrace above the marina



The island tender at its dock



The island's name on a beach life ring



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

PUMPKIN KEY

CARD SOUND BAY, FLORIDA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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