PRIVATE ISLANDS INC.

BOCA DREAM

BOCA GRANDE, FLORIDA



83 ACRES · FREEHOLD

TWO ISLANDS · 50 ACRES OF SUBMERGED LAND

26.819°N 82.279°W

ELEVATION — SUMMIT 9 FT



THE ESTATE

At a Glance

LOCATION	Boca Grande, Florida
TITLE	Freehold
LAND AREA	83 acres
ISLANDS	Two, undeveloped
ZONING	40,000 sq. ft. residence
SUMMIT	9 ft

TWO ISLANDS, ONE FAMILY SINCE THE 1950S

Held by one family since the 1950s and never built on, with 50 acres of submerged land keeping its waters as private as its shores.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
83 acres

TITLE
Freehold

SUMMIT
9 ft

WATERS
Gasparilla Sound

STATUS
Undeveloped

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

REGION — FLORIDA — THE GULF COAST

Florida's southwest Gulf coast is barrier island country: a chain of low keys sheltering the Intracoastal Waterway. Boca Grande, on Gasparilla Island, is its most guarded address, a historic village of winter estates reached by a single causeway, in a state where island land is held in fee simple freehold.



THE ISLAND

Two Islands, Untouched

Boca Dream pairs a main island of some 30 acres with a smaller companion key, both undeveloped and wrapped in native Florida flora and coastal hammock. The same family has held the assemblage since the 1950s, and it remains completely untouched: absolute seclusion, moments from the dining, shopping and social clubs of Gasparilla Island.

THE POTENTIAL

Room for a Landmark Estate

Current zoning allows a primary single-family residence of up to 40,000 square feet, with auxiliary structures, expansive decks and multi-vessel dockage taking the permitted total to 130,000 square feet. Guest houses, staff quarters and recreational facilities all fit, at a scale the listing calls virtually unprecedented on the Florida Intracoastal. Two amphibious water cars are included in the sale, and the Boca Grande Causeway keeps future utility connections close.

A NOTE ON IMAGERY

The listing gallery includes concept renderings of a proposed estate and a still from an AI-generated video. Those images are excluded here; every photograph in this brochure is a real photograph of the property as it stands.





LOCATION

On the Map

GASPARILLA SOUND • BOCA GRANDE, FLORIDA



GALLERY

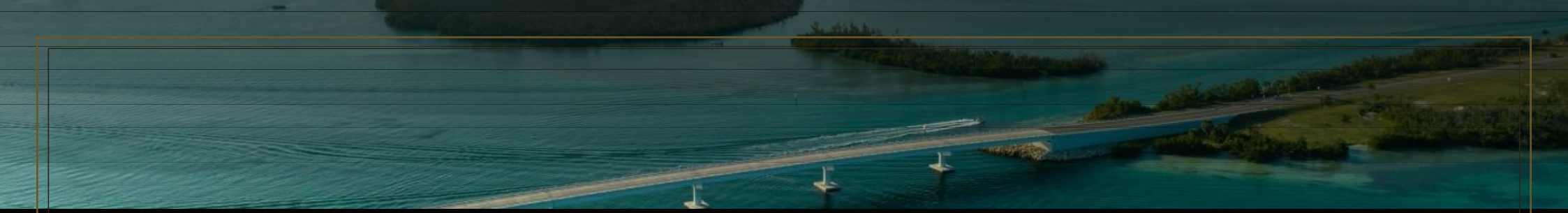
In Frames





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PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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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