



PRIVATE ISLANDS INC.

Pumpkin Key

CARD SOUND • FLORIDA

Twenty-six acres in Card Sound Bay — the definitive crown jewel of the Florida Keys. A 20-slip mega-yacht marina, tennis courts that double as a helipad, and twelve plated bayfront lots, all wired to mainland water and power. Total seclusion, ten minutes from the mainland.

USD 75,000,000

26 ACRES • FREEHOLD • MEGA-YACHT MARINA

THE ESTATE

At a Glance

PRICE	USD 75,000,000
ACREAGE	26 acres
TENURE	Freehold
MARINA	20-slip, mega-yacht capable
LOTS	12 platted bayfront lots (~1.5 ac each)
MAIN HOUSE	3-bedroom residence
COTTAGES	2 caretaker cottages + dock master's apt
HELIPAD	Tennis courts double as helipad
UTILITIES	Mainland water + electricity
SHORE HOME	Mainland home at Ocean Reef Club
ACCESS	10-min boat to Ocean Reef / 10-min heli to Miami
STATUS	Available

MAINLAND UTILITIES, ISLAND PRIVACY

Pumpkin Key is one of the only private islands in the United States connected to mainland water and electricity — residential-grade reliability, lower operating costs, and none of the usual off-grid compromises.

ISLAND VITALS

COORDS	WATERS
25.317°N, 80.290°W	Card Sound Bay
SHORELINE	CLIMATE
Sand + mangrove	90°F / 63°F avg





THE ISLAND

The Crown Jewel of the Florida Keys

Pumpkin Key sits in the ultra-secure waters of Card Sound Bay — "domestic Caribbean" seclusion with the logistical DNA of a mainland estate. Twenty-six acres of mature tropical vegetation, 360-degree water views, and infrastructure engineered for a mega-yacht.

THE MARINA

Twenty Slips for a Mega-Yacht

The private marina is engineered for deep-draft vessels — twenty slips with room for a mega-yacht, a statement of intent that sets Pumpkin Key apart from every other island in the Keys. Arrive by sea in any weather, on any tide.

THE HOMES

A Main House & Caretakers' Quarters

The island is already a working estate: a three-bedroom main residence, two caretaker cottages, and a dock master's apartment with office — the staff infrastructure a serious island needs, already in place.

THE HELIPAD

Tennis by Day, Helipad by Night

At the island's center, tennis courts are built to a reinforced spec that doubles as a helipad — ten minutes to Miami by air, or ten minutes by boat to the dedicated mainland shore home at Ocean Reef Club.





LAND & WATER

Turquoise Water, Coral Reef

Card Sound's famous turquoise water rings the island with 360-degree sunset vistas — and North America's only living coral barrier reef lies just three miles offshore, putting world-class snorkeling, diving and sport fishing at the end of your own dock.

KNOWN FOR

A 20-slip mega-yacht marina, mainland utilities, twelve platted lots and a tennis-court helipad — the most complete private island in the Florida Keys.



ARRIVAL

Ten Minutes to Ocean Reef

Ten minutes by boat to the mainland shore home and dockage at Ocean Reef Club — with its private airstrip, medical center, spa and championship golf. Ten minutes by helicopter to Miami. Seclusion without isolation, engineered in.

REGIONAL INTEL

Florida: Fee Simple & Straightforward

Florida offers international buyers 100% freehold (fee simple) ownership with strong property rights and a transparent title system. For 2026, note SB 264: certain foreign principals from "countries of concern" provide an affidavit at closing — for most global investors, the process remains exceptionally straightforward.

20-SLIP MARINA • MAINLAND POWER + WATER • 10 MIN TO OCEAN REEF

LOCATION

On the Map

CARD SOUND • THE FLORIDA KEYS



PUMPKIN KEY

Card Sound, Florida • 25.317°N, 80.290°W

DISTANCES

Key Largo	12 mi
Miami	32 mi
Miami Intl Airport	33 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	90°F
Winter low (Jan avg)	63°F
Water temp	73-86°F

ACCESS

- Mainland water + electricity connected
- 10-min boat to Ocean Reef Club shore home
- 10-min helicopter to Miami

Straight-line distances, approximate.

Sources: map geocoder, weatherspark.com, weather2travel.com, listing page (see sources.tx

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Pumpkin Key

CARD SOUND • FLORIDA

USD 75,000,000

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