



BOCA GRANDE ISLAND SPLENDOR

A Brilliant Symphony of European
Mastery and Old Florida Charm

The immaculate manicured lawn, towering royal palms, lush tropical foliage and soothing sound of gently lapping waves welcome you to this grand Caribbean Colonial masterpiece in pristine Boca Grande. Reminiscent of the sugar plantations of the West Indies, you'll find the finest of appointments and finishes, unique European warmth and state-of-the-art amenities nestled among almost 2-acres of Florida paradise. A featured vacation and pleasure destination, Boca Grande is a quaint community located on the small Southwest Florida barrier island of Gasparilla, offering the allure of an exotic location and Old Florida charm with no passport required.

This magnificent waterfront estate includes a 16,000 square foot main house with the finest of finishes and appointments. Magnificent walnut floors, 20 foot cypress ceilings, an extensive use of natural stone, sweeping marble staircase and a coral keystone fireplace grace this tropical paradise located on 200 feet of breathtaking white sand beach and calm azure blue waters of the Gulf of Mexico.

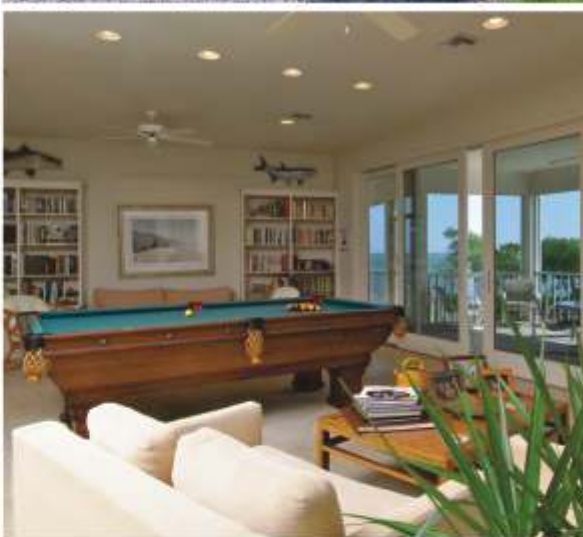
Two stunning main entries reveal immediate Gulf views, while the main house offers four en-suite bedrooms and an additional two half baths, floor to ceiling windows, spacious wrap-around Gulf front deck and loggia for entertaining, generous heated gulf-side pool, numerous terraces, elevator and exquisite marble surfaces throughout.

Entertain family and friends for the night, or for a while, completely in style with an expansive outdoor lawn play area, home theatre, library, fully equipped exercise center, wine storage, multiple garages, multiple laundry facilities and state-of-the-art backup generator system. The separate guest house offers two full suites, multiple decks, large open living and dining area and a third full bathroom right off the pool deck. Enjoy the best of everything, fishing, sailing and world-class golf at the nearby 226-acre Tom Fazio designed Coral Creek Club course, featuring an adjacent airport for those who enjoy the benefits of private air travel.

3561 SHORE LANE
BOCA GRANDE FL
OFFERED AT \$14,000,000

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PICTUREQUE ISLAND RETREAT

Escape to Unsurpassed Island Tranquility

Quite possibly Gasparilla Island's very best location! This amazing cul-de-sac Key West style retreat features incomparable views in all directions. Stunning SE exposure, with 585 feet of shoreline embraces the over 6,000 square feet under roof.

A generous open floor plan, 5 bedrooms, 4 full and 2 half-baths welcome you to relaxed Florida luxury living. Gorgeous limestone floors, 30 x 19 living room, waterfront pool, two magnificent levels of picturesque balcony views, Viking appliances, vaulted ceilings, elevator, expansive windows, sumptuous master bath and 3.5 acres of unmatched privacy offer the epitome of island living, with the benefits of modern convenience.

By water or by land...this unsurpassed island location, on spectacular sailboat water, offers a private dock for watercraft of up to 100 feet, plus lift and 3-car garage...also designed for an additional waterfront guesthouse!

4120 SNAIL ISLAND COURT

BOCA GRANDE FL

OFFERED AT \$7,900,000

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Gasparilla Properties Inc. is owned and operated by partners, Bob Melvin, Carol Stewart and Randy Wojcik. Top producers in the area, with a well-established and significant 65 year Boca Grande client base, our Gasparilla sales team offers over 100 years of Boca Grande real estate expertise. Our informed, dedicated and experienced Realtors have an extensive knowledge of the Boca Grande market and offer the latest in technology, along with superior marketing.

Gasparilla Properties is the Regional Exclusive Member of "The Board of Regents," the World's most elite Luxury Real Estate Brokers, offering the very best marketing worldwide with LuxuryRealEstate.com



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