

\$1,175,000

SINGLE FAMILY RESIDENCE

22833 Yellow Button LN

22833 22833 Yellow Button Lane Lane, Alva, Florida, 33920, United States

Property Details

Type	Single Family Residence
MLS #	2026019795
Bedrooms	4
Building size	4518 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3
Floor	1
Exterior	Block
Interior	Vinyl

Description

1.65 ACRES, DIRECT GULF ACCESS, LOW HOA FEES, AND NEWER CONSTRUCTION! This is not your typical HOA community. Set within Caloosa Preserve, a community designed around space, privacy, and large homesites, this exceptional waterfront property offers a rare combination of 1.65 acres, newer construction, and direct access to the Gulf. Built in 2022 and positioned along the Caloosahatchee River, this is the kind of Southwest Florida property that gives you room to spread out while still enjoying the waterfront lifestyle. A long paver driveway leads through the expansive property to the home and oversized three-car garage. Inside, the 4-bedroom plus den, 3-bath layout offers plenty of room for everyday living and entertaining, with high ceilings, an open kitchen and living area, a dedicated den, large laundry room, and walk-in closets in every bedroom. The newer construction means you get the modern finishes, design, and functionality buyers are looking for without giving up the acreage that is becoming increasingly hard to find. And then there's the waterfront. Step outside to your own private backyard retreat with a resort-style pool and spa, large tanning ledge, and bubbler, all completely open to the surrounding landscape without a pool cage. Beyond the pool, your private dock and boat lift put the Caloosahatchee River right at your doorstep, giving you direct Gulf access for boating, fishing, and days spent on the water. What makes this property truly special is the lifestyle. You can have acreage, privacy, a private dock, a pool, and newer

construction, while still being part of a community with low HOA fees. Caloosa Preserve offers something you don't typically find in an HOA community: SPACE. Large parcels, privacy, and a more open, natural setting instead of homes stacked closely together. If you've been looking for a Southwest Florida home where you can spread out, keep a boat at your own dock, enjoy the pool, and actually have some breathing room around you, this one deserves a look.

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