

\$649,900

SINGLE FAMILY RESIDENCE

27099 Holly LN

27099 27099 Holly Lane Lane, Bonita Springs, Florida, 34135, United States

Property Details

Type	Single Family Residence
MLS #	226016388
Bedrooms	3
Building size	3208 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3
Floor	2
Exterior	Stucco
Interior	Carpet

Description

MAKE AN OFFER: DIRECT GULF ACCESS. NO HOA. MINUTES TO DOWNTOWN BONITA SPRINGS.

Welcome to the Florida lifestyle you've been dreaming of. Whether you're searching for a full-time residence, seasonal getaway, or investment opportunity, this waterfront property offers the freedom, space, and boating lifestyle that's becoming increasingly difficult to find. Situated on a street where vacant lots alone have recently sold for over \$400,000, this property combines exceptional value with unlimited potential. Step outside to your oversized, fully fenced backyard surrounded by mature palm trees and eight producing citrus trees. Enjoy morning coffee or evening sunsets from the expansive screened lanai, watch manatees glide through the canal from your private composite deck, or create your dream waterfront oasis with room for a pool, dock, and boat lift. With DIRECT GULF ACCESS, every day can begin on the water. Inside, you'll find over 2,200 square feet of versatile living space designed to fit the way you live. The home's thoughtful orientation helps create a comfortable indoor environment year-round while minimizing harsh afternoon sun and helping protect flooring, furnishings, and finishes from excessive UV exposure. The beautifully updated kitchen features quartz countertops, custom cabinetry, newer appliances, a large center island, an oversized four-door pantry, and a built-in wine rack, making it the perfect place to gather with family and friends. The flexible floor plan offers multiple living and entertaining spaces, including a spacious great room,

formal dining area, and an additional bonus room ideal for a media room, game room, or second living area. A private den with its own closet and direct garage access can easily serve as a fourth bedroom, guest suite, home office, or fitness room, with a full bathroom conveniently located nearby. Upstairs, you'll find three oversized bedrooms plus a spacious loft overlooking the main living area. Every bedroom opens onto the second-story balcony with peaceful canal views and access to a private exterior staircase—perfect after a day spent boating or enjoying Southwest Florida's beautiful weather. The spacious primary suite features private balcony access, generous closet space, and an updated en-suite bath with a walk-in shower and granite vanity. The guest bathroom has also been tastefully updated. Additional highlights include an oversized garage, circular driveway with ample parking, large laundry room with cabinetry and utility sink, abundant storage throughout, and NO HOA or rental restrictions. Located just 3 minutes from Downtown Bonita Springs and minutes to Coconut Point, RSW International Airport, world-famous beaches, waterfront dining, shopping, and entertainment, this home offers the perfect balance of convenience and waterfront living.

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