



\$ 1,150,000



405 Pelican Bnd, Placida, FL 33946

- » Beds: 2 | Baths: 2 Full
- » MLS #: D6140497
- » Single Family | 1,948 ft<sup>2</sup> | Lot: 26,572 ft<sup>2</sup> (0.61 acres)
- » More Info: [405PelicanBnd.IsForSale.com](http://405PelicanBnd.IsForSale.com)



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Remarks

Under contract-accepting backup offers. Situated in the highly coveted community of Cape Haze, this exceptional waterfront property is a true haven for boaters, fishermen, and those seeking an oversized, expansive lot of approximately 0.61 acres. Boasting a desirable southwest rear exposure and 98 feet of sailboat water frontage, this home is just four lots from open water, providing direct access to the Intracoastal, Stump Pass & Gulf of Mexico. The Florida lifestyle awaits with 2 private docks. One was the home to a 36' sailboat and the other has a 7500 lb. boat lift with electric & water. Come home to a stunning pool and spa—ideal for unwinding after a day on the water. Thoughtfully maintained, the home features numerous recent upgrades, including a new pool pump (Dec. 2024), A/C (2024), a new roof (Nov. 2022), and a re-piped home (2021), ensuring both comfort and peace of mind. Additional highlights include hurricane shutters, an impact-resistant garage door, and a whole-home water filtration system. Inside, beautiful updated neutral tile flooring flows throughout, creating a seamless and modern aesthetic. The master suite impresses with vaulted ceilings, a spacious walk-in closet, and direct access to the lanai and pool, while the master bath offers an undated

