

\$2,900,000 - 704 South Harbor Drive, BOCA GRANDE

MLS® #D6140222

\$2,900,000

3 Bedroom, 3.00 Bathroom, 1,855 sqft

Residential on 0.12 Acres

BEACH VIEW AT BOCA BAY, BOCA GRANDE, FL

Experience the pinnacle of coastal luxury in this rarely available Kentia townhouse, perfectly positioned within the highly sought-after Boca Bay community. Offering breathtaking ocean views, this designer-furnished residence is a masterpiece of style and comfort.

Step inside to a completely remodeled first floor featuring soaring ceilings, a spacious gourmet kitchen outfitted with top-of-the-line Thermador appliances, custom backsplash and exquisite finishes. Throughout the home you'll find impact glass windows and doors, timeless hardwood flooring and new plush carpeting for bedroom comfort. Two guestrooms with sparkling bathrooms offer plentiful space for guests and family, one with a large walk-in closet. Thoughtful upgrades continue with two brand-new AC units, new hot water heater, fresh landscaping, and the convenience of two sets of washer and dryers, one on the second floor and another in the garage. Wake up to the sound of the waves and step out onto your private master bedroom porch, where stunning views of the Gulf of Mexico create the perfect backdrop for your morning coffee or evening sunsets. In the master bedroom you'll also find an expansive walk-in closet and ensuite bathroom with dual sinks, a spacious shower and a laundry closet. As a member of Boca Bay and the Pass Club you'll enjoy a full complement of amenities including resort style pools, robust athletics



facilities, ocean front restaurant and bar with private dining room, and even a private fishing pier. No detail has been overlooked in this exceptional property offering a one-of-a-kind lifestyle experience in one of Boca Grande's most coveted communities. As a new addition, you can truly elevate your island experience with a 2020 Club Car, recently refurbished and equipped with brand-new batteries, now included with the furnishings!

Built in 1994

Essential Information

MLS® #	D6140222
Price	\$2,900,000
Sold Price	\$2,750,000
Date Sold	September 4th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,855
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Townhouse
Style	Coastal
Status	Sold

Community Information

Address	704 South Harbor Drive
Area	Boca Grande (PO BOX)
Subdivision	BEACH VIEW AT BOCA BAY
City	BOCA GRANDE
County	Lee
State	FL
Zip Code	33921

Amenities

Amenities	Fitness Center, Gated, Pickleball Court(s), Pool, Tennis Court(s)
Parking	Garage Door Opener, Ground Level
# of Garages	2
View	Water

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Primary Bedroom Upstairs, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Refrigerator, Washer, Water Filtration System, Water Purifier, Wine Refrigerator
Heating	Electric
Cooling	Central Air
# of Stories	2
Furnished	Furnished

Exterior

Exterior Features	Balcony, Garden, Sliding Doors
Lot Description	Landscaped
Roof	Metal
Foundation	Stilt/On Piling

Additional Information

Date Listed	January 23rd, 2025
Days on Market	188
Zoning	PUD
HOA Fees	1250
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	MICHAEL SAUNDERS & CO. - BOCA
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Listing information last updated on October 14th, 2025 at 12:35pm EDT