

\$2,649,999 - 825 Secluded Dunes Drive, Cape San Blas

MLS® #987578

\$2,649,999

Bedroom, Bathroom,
Unimproved Land on 0.35 Acres

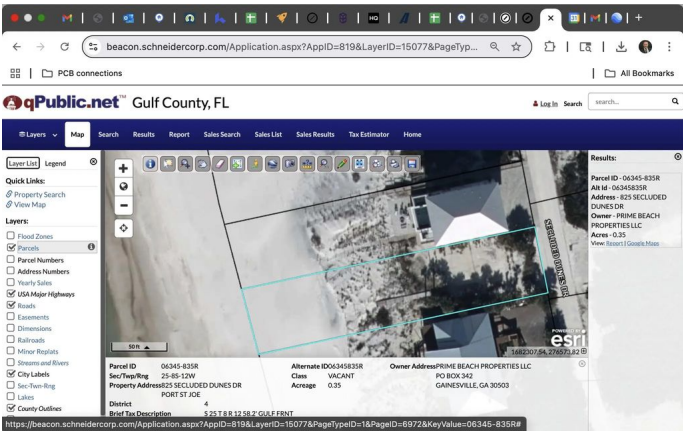
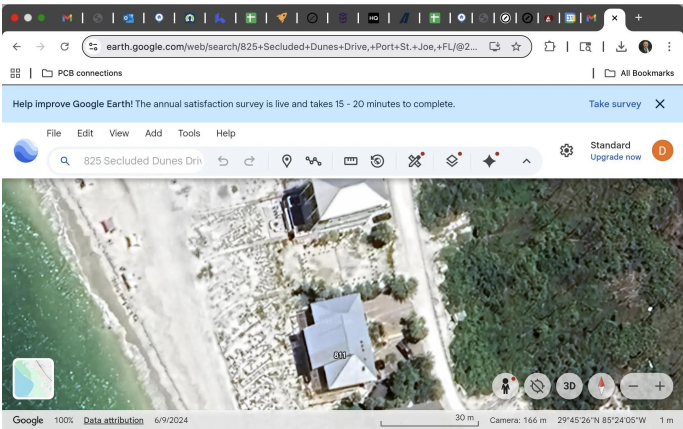
Secluded Dunes, Cape San Blas, FL

Offering 53 feet of direct Gulf frontage in one of Gulf County's most esteemed coastal neighborhoods, 825 Secluded Dunes presents a rare and compelling opportunity to build a true legacy property. Gulf-front homesites of this caliber are increasingly scarce, making this offering especially noteworthy for discerning buyers.

The property conveys with approved house plans, allowing for the construction of a three-story residence totaling approximately 5,600 square feet, featuring nine bedrooms and eleven bathrooms—an ideal configuration for a luxury primary residence, second home, or high-end income-producing retreat. Buyers also retain the flexibility to design and build a home with a smaller footprint, tailoring the property to their exact vision. Adding further credibility to the opportunity, a neighboring home of similar build sold in January 2024 for \$5.5M, achieving \$968 per square foot a powerful data point that underscores both the value of the location and the upside potential of this homesite.

Envisioned as the foundation for a premier Gulf-front estate, 825 Secluded Dunes offers the rare combination of frontage, flexibility, and proven market support.

Secure your position along the Gulf schedule a private consultation today to explore the full



potential of this exceptional offering.

Essential Information

MLS® #	987578
Price	\$2,649,999
Acres	0.35
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	825 Secluded Dunes Drive
Area	30 - Other Counties
Subdivision	Secluded Dunes
City	Cape San Blas
County	Gulf
State	FL
Zip Code	32456

Amenities

Utilities	Electric, Public Sewer, Public Water, Tap Fee Paid
View	Bay, Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Bay, Gulf

Exterior

Lot Description	Dead End
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School Information

Elementary	Not Available
Middle	Not Available
High	Not Available

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office

Compass

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