

# \$2,695,000 - 819 Harborshore Drive 1b, BOCA GRANDE

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MLS® #D6143744

**\$2,695,000**

3 Bedroom, 3.00 Bathroom, 2,324 sqft

Residential on 0.00 Acres

HARBORSHORE 02 & 03 AT BOCA BAY,  
BOCA GRANDE, FL

Welcome to 819 Harbor Shore Drive, Unit 1 – a breathtaking waterfront, ground level condominium that offers luxury and serenity with every glance towards the tranquil Charlotte Harbor. The condominium had no damage as a result of recent storms and is ready for immediate enjoyment. This splendid home combines elegance, comfort, and accessibility in a seamless open floor plan design, ideal for both relaxing and entertaining. Bathed in natural light, the interior boasts high ceilings and custom cabinetry, adding to its charm and functionality. Hurricane impact glass windows in combination with electric roll-down shutters provide safety while showcasing stunning water views. The heart of this condo is its gourmet kitchen, with stone countertops, a breakfast bar, and premium appliances, including a Viking gas range. The master suite is your private retreat, complete with a terrace overlooking the harbor, an en-suite bathroom with a tub and walk-in shower, plus two spacious walk-in closets. Two additional bedrooms offer comfort for family or guests, complemented by two well-appointed bathrooms. An inviting sunroom with two walls of glass sliding doors and electric roll-down shutters open™s up to captivating south-facing views of the harbor, perfect for enjoying the coastal ambiance year-round. This unit also includes direct garage access with two parking spaces for utmost



convenience. Residents enjoy membership in Boca Bay Pass Club, featuring exclusive amenities such as a beach club, tennis program, swimming pools, fitness facility, and fishing pier—ensuring leisure and recreation are always within reach. Situated in a vibrant community that embraces inclusivity, this ground-level condo is more than just an address—it's a lifestyle where every day feels like a vacation. Don't let this opportunity to own your piece of paradise at 819 Harbor Shore Drive slip away. Experience luxury living where comfort meets elegance in a setting that's simply unforgettable.

Built in 1999

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | D6143744          |
| Price          | \$2,695,000       |
| Sold Price     | \$2,100,000       |
| Date Sold      | October 9th, 2025 |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 2,324             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Condominium       |
| Status         | Sold              |

Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 819 Harborshore Drive 1b        |
| Area        | Boca Grande (PO BOX)            |
| Subdivision | HARBORSHORE 02 & 03 AT BOCA BAY |
| City        | BOCA GRANDE                     |
| County      | Lee                             |
| State       | FL                              |
| Zip Code    | 33921                           |

## Amenities

|               |                                                 |
|---------------|-------------------------------------------------|
| Amenities     | Fitness Center, Park, Security, Tennis Court(s) |
| Parking       | Garage Door Opener, Golf Cart Parking, Tandem   |
| # of Garages  | 1                                               |
| View          | Water                                           |
| Is Waterfront | Yes                                             |
| Waterfront    | Bay/Harbor                                      |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System          |
| Heating           | Central, Zoned                                                                                                                           |
| Cooling           | Central Air, Zoned                                                                                                                       |
| # of Stories      | 3                                                                                                                                        |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Hurricane Shutters, Sliding Doors            |
| Lot Description   | FloodZone, Landscaped, Level, Paved, Private |
| Roof              | Membrane                                     |
| Foundation        | Slab                                         |

## School Information

|            |                    |
|------------|--------------------|
| Elementary | The Island School  |
| Middle     | L.A. Ainger Middle |
| High       | Lemon Bay High     |

## Additional Information

|                |           |
|----------------|-----------|
| Days on Market | 20        |
| Zoning         | PUD       |
| HOA Fees Freq. | Quarterly |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | GULF TO BAY SOTHEBY'S INTERNAT |
|----------------|--------------------------------|

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