

\$13,450,000 - 890 Hill Tide Lane, BOCA GRANDE

MLS® #D6127764

\$13,450,000

5 Bedroom, 7.00 Bathroom, 6,103 sqft
Residential on 0.29 Acres

HILL TIDE ESTATES, BOCA GRANDE, FL

Under contract-accepting backup offers. Under Construction. New Custom Waterfront Build now underway at Hill Tide Estates! This 5-bedroom 5 bath home orchestrated by Architect John Cooney will offer over 6,100 square feet of living space. BCB Homes will construct the home on over 150 feet of water frontage overlooking Boca Grande pass and Charlotte Harbor, aka "The Golden Corner"™. The new owners thoughtfully designed the home for entertaining guests while capturing water views from nearly every room. This unique interior plan will feature a club room, game room, and an upstairs lounge offering panoramic seascape unmatched anywhere in Southwest Florida. Two additional half baths will accommodate guests along with an elevator offering convenient service to the second level. The outdoor living space will include a special dining area with summer kitchen, and a separate sitting enclave overlooking the pool & garden. From the rear Lanai, a lush, landscaped pathway will guide you to the Private beach and direct access to the exclusive HTE Fishing Pier. The timeless Old Florida style architecture will feature a Mahogany impact rated entry door, Cypress wood Corbels, custom metal roof installed on self-adhering waterproof underlayment, and 10ft impact rated sliding doors. Custom wood moldings will charm every room, along with tongue and groove ceilings, and custom wood cabinetry by Ruffino. European ivory oak flooring will



compliment the Level 5 smooth finish walls, and solid Timberland doors throughout interior.

BCB Homes has built over 400 Custom Homes in the last 25 years in Southwest Florida. Their specifications exceed industry standards which continues to ensure homes are most durable for Florida's climate and weather. Storm protection will be a focal point of this home, combining impact glass with remote hurricane shutters, first & second floor concrete block structure, and a sand float stucco concrete ~Board & Batten™ exterior finish. Energy efficiency and Building Science will be a comprehensive practice during the construction process. These procedures will include: spray foam insulation throughout building envelope, fresh air dehumidification systems, sound insulation throughout interior walls, high efficiency HVAC systems, wash-down testing on every window and door, and testing of plumbing and duct work before drywall by BCB building science technicians.

Built in 2023

Essential Information

MLS® #	D6127764
Price	\$13,450,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	6,103
Acres	0.29
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Pending

Community Information

Address	890 Hill Tide Lane
Area	Boca Grande (PO BOX)
Subdivision	HILL TIDE ESTATES
City	BOCA GRANDE
County	Lee
State	FL
Zip Code	33921

Amenities

Parking	Garage Door Opener, Golf Cart Garage
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Beach Front
Has Pool	Yes

Interior

Interior Features	Built-in Features, Crown Molding, Eat-in Kitchen, Elevator, High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Range, Refrigerator, Washer, Wine Refrigerator
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Outdoor Grill, Outdoor Kitchen, Outdoor Shower
Lot Description	Cleared
Roof	Metal
Foundation	Block, Slab

School Information

Elementary	Vineland Elementary
Middle	L.A. Ainger Middle
High	Lemon Bay High

Additional Information

Date Listed	November 11th, 2022
Days on Market	555
Zoning	RPD

Listing Details

Listing Office BOCA GRANDE REAL ESTATE, INC.

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