

Property Features & Improvements

Formerly the iconic Bokeelia Tarpon Inn • Historic waterfront character • Artistic detail



4

Bedrooms

5

Bathrooms

3,200

Sq. Ft.

\$Auction

You Will Decide the Price

PUBLIC PRICING AUCTION: ALL BIDS DUE BY SEPTEMBER 12TH AT 4:30 PM EST SEE

Formerly the iconic Bokeelia Tarpon Inn, this 4-bedroom, 5-bath historic waterfront estate blends early 1900s charm with over \$1 million in luxury upgrades and can be purchased turn-key. Located on the northern tip of Pine Island, it offers panoramic Charlotte Harbor views, two boat slips with lift access, and quick entry to Matlacha Pass and the Gulf.

High-end features include a designer gourmet kitchen, spa-inspired primary suite, hurricane protection, Generac generator, new AZEK decking, and lush landscaped grounds - all just minutes from Boca Grande Pass, Cayo Costa, and island dining.

Historic character. Extensive improvements. Waterfront flexibility.

INTERIOR

Primary Suite, Baths & Living Spaces

Period-inspired details paired with modern comfort and craftsmanship



PRIMARY SUITE

- Vaulted tongue-and-groove bead board ceiling with recessed lighting and decorative beam detailing
- Dimplex Revillusion built-in electric fireplace

GUEST BATHROOMS

- Designer bathrooms with premium Moen plumbing fixtures
- 2x4 subway tile flooring in classic brick pattern in guest ensuites

PRIMARY BATHROOM

- Water jet-cut marble mosaic tile at vanity wall, shower inset and shower floor
- Freestanding soaking tub
- Kingston Brass floor-mounted tub filler with hand shower

LIVING ROOM

- Touchstone electric fireplace with remote control
- Porcelain tile flooring

STAIRCASE & UPPER LEVEL

- Solid wood treads with white risers
- Full-height square columns with decorative crown detailing
- Custom beadboard wainscoting with chair rail
- Dramatic stair tower with clerestory windows
- Lantern-style pendant lighting

CRAFTSMANSHIP

The Kitchen & Working Spaces

A deliberately designed mix of custom cabinetry, soapstone, brass and period-inspired detail



KITCHEN

- Vintage wall-mounted kitchen faucet with integrated side spray and built-in soap dish
- Custom NBI seamless integrated drainboard sink with solid-surface fabrication
- Soapstone countertops and full-height soapstone backsplash
- Custom solid wood base cabinetry with furniture-style detailing
- Custom glass-front upper cabinetry with divided mullions
- Unlacquered brass cremone-style cabinet hardware
- Big Chill refrigerator (Made in the U.S.) with brass hardware and bottom freezer drawer
- Big Chill Classic gas range with brass trim and electric convection oven (6 burners)
- Designer Zephyr ventilation hood with commercial-grade baffle system
- Designer brass pot filler installed above range
- Restored antique divided-light pantry door
- Architectural interior transom with period-inspired leaded glass
- Brick flooring laid in classic herringbone pattern

LAUNDRY ROOM

- Commercial-grade stainless steel utility sink by Just Manufacturing
- Vertical tongue-and-groove beadboard wall paneling
- Shaker-style cabinetry
- Soapstone countertops
- Brick flooring in classic running bond pattern

EXTERIOR & SYSTEMS

Built, Protected & Prepared

Substantial structural, mechanical and landscape improvements



EXTERIOR & UPPER LEVEL

- High-performance AZEK PVC decking
- Front deck with 24 brand-new structural columns
- Covered upstairs porch with tongue-and-groove pecky cypress ceiling

STRUCTURE & SYSTEMS

- Navien high-efficiency tankless water heater
- Generac permanently installed standby generator
- Advanced HOOT aerobic wastewater treatment system
- Electric hurricane protectors throughout the home
- Kevlar hurricane protection for upstairs lanai
- Spray foam insulation
- Two A/C units
- Walkable attic with additional storage space

LANDSCAPE & GROUNDS

- Kichler low-voltage landscape lighting transformer with mechanical timer
- Pre-installed lighting infrastructure for expansion
- Massive coral fountain
- Mature fruit trees including orange, lemon, lime, fig, blackberry, and combination citrus trees

FLOORING & PORCH DETAILS

- High-performance AZEK PVC decking
- Front deck supported by 24 brand-new structural columns
- Covered upstairs porch with tongue-and-groove pecky cypress ceiling

8241 Main Street • Bokeelia, Florida 33922

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