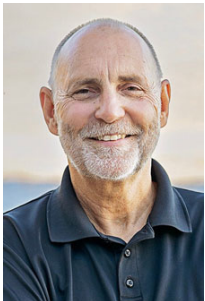




8156 Little Gasparilla Is, Boca Grande, FL 33946

- » MLS #: D6142416
- » Land | Lot: 1,440 ft<sup>2</sup>
- » More Info: [8156LittleGasparillaIsBocaGrande.IsForSale.com](http://8156LittleGasparillaIsBocaGrande.IsForSale.com)



**Mike Nabers**  
941.270.1339  
[mikenabers@michaelsaunders.com](mailto:mikenabers@michaelsaunders.com)

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office  
420 E Railroad Ave  
Boca Grande, FL 33921  
(941) 964-2000



#### Remarks

Exceptional Multiple Lot Package on Little Gasparilla Island - Beachfront Living Seize this rare opportunity to own from one to four adjacent homesites in the Banyan Bayou Land Condominium on Little Gasparilla Island. Lot 8168 and 8164 offer direct Gulf frontage, placing you just steps from the pristine white sands and endless Gulf views, while Lot 8158 and 8156, one lot off beach, offer the perfect complement ideal for a guest cottage, additional outdoor living, or extra privacy. Together, these lots provide a unique opportunity to create your dream island retreat. Located on Florida's Southwest coast, Little Gasparilla Island is a bridgeless barrier island known for its laid-back charm, world-class fishing, miles of white sandy beaches and untouched natural beauty. Accessible only by boat, the island is a throwback to Old Florida living Banyan Bayou features seven Gulf-to-Bay homesites, with three developed to date. As an owner, you'll enjoy lot ownership plus a 1/7 undivided interest in the community shared amenities, including a private dock and deeded access across common areas from bay to beach. Each lot allows for a custom home between 1,100 and 2,400 sq ft. within the defined building envelope outlined in the Declaration of Condominium (available upon request). Financing available with

