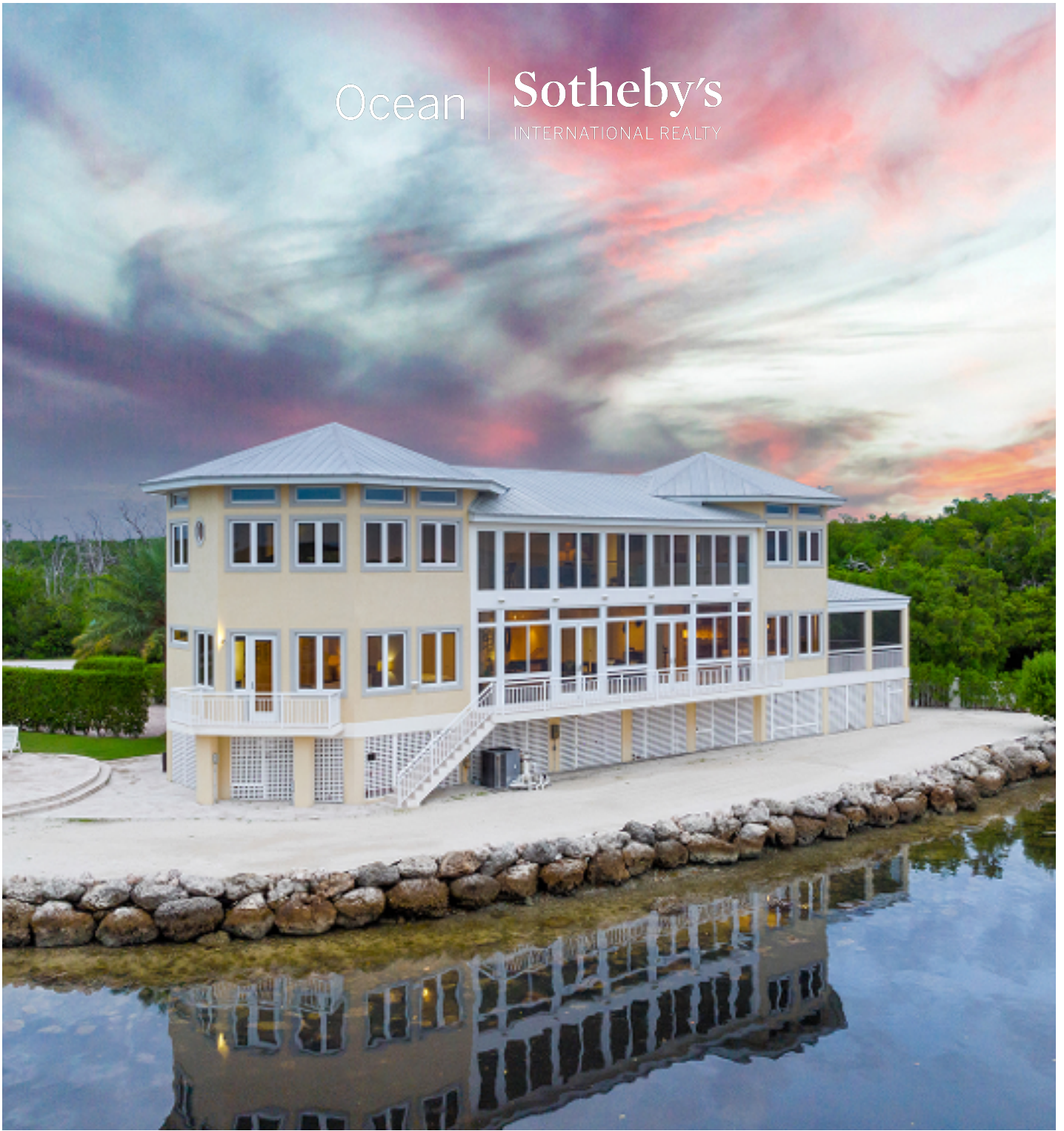


Ocean | Sotheby's
INTERNATIONAL REALTY



Southern Diversions

KEY LARGO | FLORIDA

Presented by
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ISLAMORADA

Southern Diversion





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OPEN LIVING AREA

Introducing

Garden Cove's enchanting 'Southern Diversion', a remarkable testament to its intrinsic charm and exceptional income-generating prowess. Nestled upon two mixed-use parcels, this exquisite property offers the perfect canvas for an active and beloved wedding venue and an enticing vacation rental destination in north Key Largo. With a sprawling expanse of over 350 feet of pristine waterfront, this haven is in close proximity to Miami. Its exceptional positioning, nestled just south of Jewfish Creek Bridge, affords swift and effortless ocean-to-bay access. Moreover, it provides convenient access to many alluring fishing spots and gourmet dining establishments, rendering this property exceedingly desirable. Within the secure embrace of the property, you'll discover both a 30-foot and a 70-foot dock along the tranquil interior canal, ready to accommodate your substantial or multiple watercraft with grace and ease. As if this weren't enough, the offering includes the primary residence and an adjacent back lot, accompanied by meticulously crafted plans for an exquisite guest home. Should you seek further information regarding the potential rental income, we invite you to request additional details.





PRIMARY SUITE

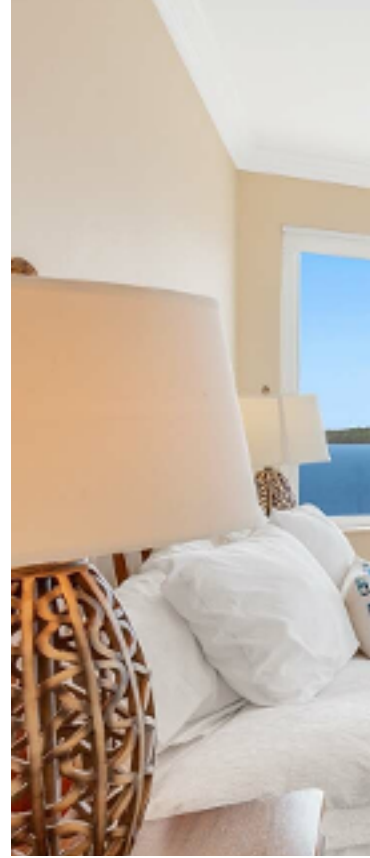


PRIMARY SUITE BATHROOM WITH SOAKING TUB AND VIEWS





PRIMARY SUITE LANDING
Relax on the landing off the primary suite while enjoying beautiful ocean views.













Property Features

SIGNIFICANT RENTAL & VENUE INCOME
EXTRA BACK LOT WITH PLANS FOR GUEST
HOME
CLOSE LOCATION TO MIAMI & MAINLAND
FLORIDA
EASY BAY TO OCEAN ACCESS
CANAL AND OPEN WATER VIEWS
OVER 350 FT OF WATER FRONTAGE
PROTECTED DOCKAGE ON CANAL
SEPARATE 70 FT & 30 FT DOCKAGE
ELECTRIC SECURITY GATE

AMPLE PARKING
CBS CONSTRUCTION
IMPACT WINDOWS AND DOORS
IN GROUND POOL
CHICKEE HUT
ELEVATOR
INTERIOR WET BAR
UPSTAIRS PRIMARY SUITE
SEPARATE VIP DINING SPACE
CHEF'S KITCHEN
FULLY FENCED PROPERTY



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