

# 26409 Bay Rd

New construction project

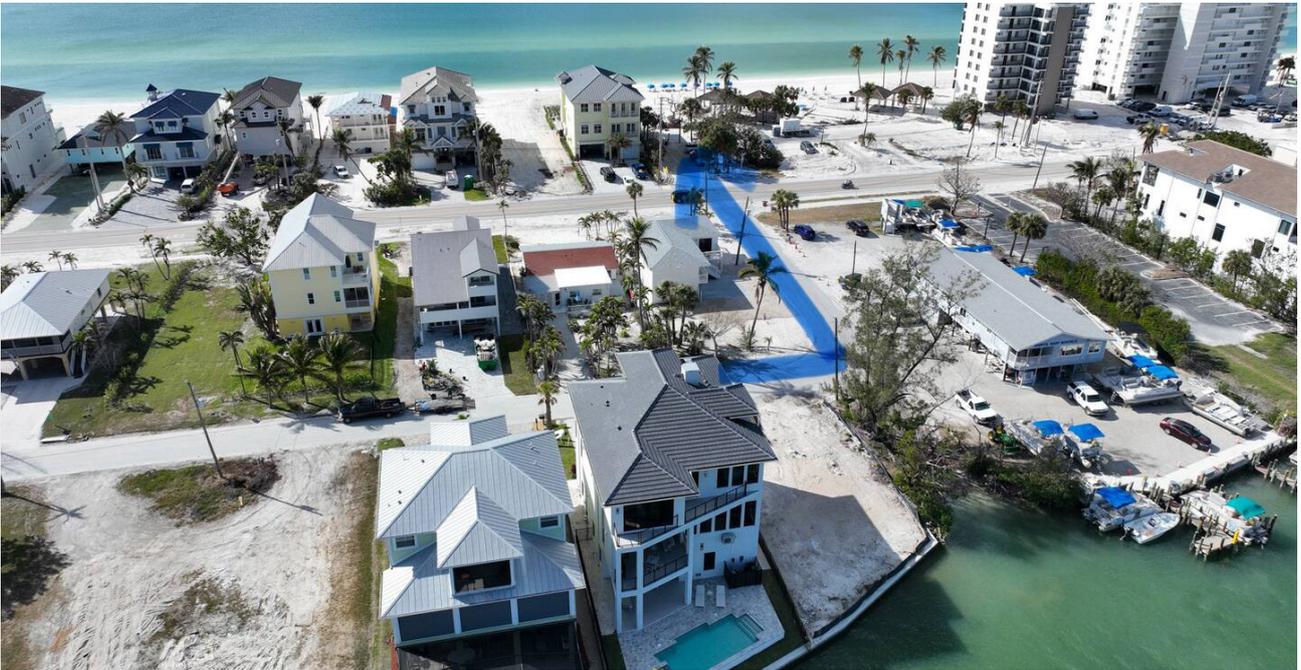
Description: Single Family Home

3 bedrooms, 3 bathrooms

2293 sqft (213 m<sup>2</sup>)

This newly designed Coastal Contemporary three-story bayfront home in Bonita Springs is crafted for the best of Florida lifestyle living. Set on a quiet street with sweeping water views to the east, north, and south—and partial Gulf of Mexico vistas—it sits near the coastal pass that carries vibrant turquoise water into the bay behind your home. A public beach access lies just across the street, and premier boating from your private waterfront puts the open Gulf only minutes away. Outdoors, a tropical swimming pool and spa rest on the bay with a large entertaining deck. Inside, the architect-designed residence features high-quality selections and furnishings throughout, four bedrooms each with an ensuite bath, and a generous primary suite showcasing wide bay views and a private balcony. The open floor plan is oriented to maximize water views at every turn, anchored by a contemporary kitchen with island dining and a great room that presents a wall of glass opening to a covered lanai with a well-equipped summer kitchen and direct access to the pool. Additional spaces include a den or office, a large powder bath, two spacious garages, and a private elevator.

Timeline: 2 years



## FINANCIALS:

Land price: 1.5M

Construction cost: 1.5M

Total cost 3M

Sales price 4.5M

Total profit 1.5M

Profit 50%

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