



WILLIAM RAVEIS  
LUXURY PROPERTIES











## 6807 SAND POINTE | PELICAN BAY

This upgraded Pelican Bay detached villa is a stunning gem located within Sand Pointe, a charming community of 21 single-family villas. Soaring ceilings reach a height of 20 feet and the open floor plan spans an impressive 2585 square feet of interior living with three bedrooms, a den/sunroom, two-and-a-half bathrooms and a 2-car garage. A fabulous 2525 square foot private backyard courtyard with lake views, a salt-water pool, a screened-in area and lush landscaping provides a serene retreat. Situated on elevated ground within the low-risk FEMA Zone X, this home did not flood during Hurricane Ian. With predominantly southern and slightly western exposure, the villa is soaked in an abundance of natural light throughout the year. Impeccably maintained and thoughtfully updated with several enhancements including three Tesla Powerwall batteries for emergency power.

As a resident of Pelican Bay, you'll enjoy three miles of beach to explore and exclusive access to two private beach clubs complete with restaurants and chair/umbrella service, kayaks/sailboats, a community center with events, classes, an art studio, a full-service fitness center, wellness center, 18 tennis courts and 20 new pickleball courts coming soon.



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