



## *Turtleback #1*

Spectacular direct beach front townhome villa, completely renovated exterior, well maintained interior, includes 3 bedrooms, 2 baths, open floor plan, full kitchen and living room with screen porch on the first level and open balcony off the master. Never miss a sunset or the gentle breezes off the Gulf of Mexico again.

*Boca Grande*  
**REAL ESTATE**  
INC

(941) 964-0338 ~ (866) 302-0338  
[www.bgre1.com](http://www.bgre1.com)



430 W. Fourth Street  
Boca Grande, FL 33921



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**480 Gulf Blvd. • Boca Grande, Florida**

**RALPH DiLENA, JR. & DON LUTZ**  
**BOCA GRANDE REAL ESTATE, INC.**  
(941) 964-0338 or (866) 302-0338 office  
**(941) 964-0055 Ralph direct**  
Email: ralph@bgre.net  
**(941) 456-9614 Don direct**  
Email: don@bgre.net

*All showings by appointment only.*

**Offered at: \$1,145,000**

*Year Built: 1978*

*Heated Square Footage: 1,436 sq. ft.*

*Total Square Footage: 1,963 sq. ft.*

*2009 Taxes: \$11,373 ~ Annual Fees: \$3,050*