

## PATRICK ISLAND | WINDSWEPT DR CANALFRONT LOT

Spotts

MLS# 418288

**CI\$479,000**





**Zane Kuttner**

+1 (345) 321-4611

zane.kuttner@remax.ky

This rare parcel has it all – size, location, expansive views & water frontage to two sides! Located in the prominent and established gated community of Patrick’s Island, a Boater’s Paradise. This 0.3230 acre lot features 239 ft. of water frontage providing a rare opportunity to create a property that will benefit from the expansive southwesterly water view.

This lot is perfect for building your own private home. Provides additional security, privacy, stone seawall and also the best feature is it offers protection for your yacht or multiple boats on both sides of the canal.

Many of the lots in this phase of Patrick’s Island have been developed with wonderful homes in the range of 3,000 sq. ft. up to 10,000 sq. ft. as well as mini estates.

Currently, the neighborhood is installing gates and becoming a gated community, with beautiful landscaping. In the future, they will potentially pursue a range of upgrades, such as new community amenities.

Call now for more info!

**Property Features**

<b>Type</b> Land (For Sale)	<b>Status</b> Current	<b>View</b> Canal Front, Canal View
<b>Listing Type</b> Low Density Residential	<b>Width</b> 102.00	<b>Depth</b> 140.00
<b>Block/Parcel</b> 24D / 50	<b>Area</b> 40	

**Building Features**

**City Water**  
Yes

**Additional Features**

<b>Road Surface</b> Asphalt	<b>How Shown</b> Drive by	<b>Soil</b> Rock	<b>Topography</b> Fill Needed
<b>Zoning</b> Low Density residential	<b>Road Frontage</b> 90	<b>Trees</b> Heavily Wooded	<b>Title</b> Freehold
<b>Frontage Road</b> Private	<b>Possession</b> At Closing	<b>Land Certificate</b> Not Issued	<b>Covenants</b> Yes