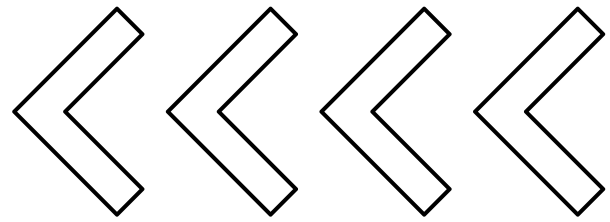


Private Island Retreat with Airstrip Access

Invest in luxury and enjoy unparalleled privacy and breathtaking views in your own exclusive paradise.

Why This Property Stands Out

- Airstrip Access: Located directly on Upper Captiva's private island airstrip—perfect for pilots and aircraft owners.
- High-Income Potential: Proven short-term rental success with strong seasonal and holiday demand.
- Storm-Resilient Design: Built in 2021 on pilings with impact glass and metal roof; no flooding in living space.
- Luxury Finishes: Chef's kitchen with propane range/grill, high-end appliances, vaulted ceilings, saltwater pool and spa.
- Ultimate Privacy: Boat, ferry, or plane access only. No cars. No crowds. Just pure island tranquility.



Rental Income Snapshot (available for qualified buyers):

- Average Nightly Rate: \$850–\$1,100
- Peak Season Occupancy: 85%+
- Annual Gross Potential: \$200K–\$250K
- Property Management Options: Local island services available for turnkey operations



Key Investment Metrics

- Property Tax Estimate: ~\$19,500/year
- Insurance (Wind + Flood): ~\$10,000/year (estimate varies by carrier)
- Utilities & Maintenance: Approx. \$1,000/month



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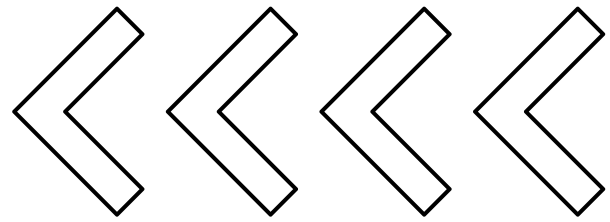


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Aviation Details

- The airstrip FAA identifier is FL-90 and is on most current GPS data bases
- Runway: Grass, 2,000 ft
- The runway alignment is 10-28 and is clear of obstructions on both ends.
- Approach: Visual, VFR only
- Ownership: Fly-in/fly-out with no tie-down fees
- Salty Approach Airstrip requires membership: guest or visit passes limited to aircrafts having 5000lb gross weight or less



Target Buyer Profile

- Private pilots seeking direct runway homes
- High-net-worth investors diversifying with luxury rental properties
- Second-home buyers seeking a private, beach-accessible island
- International clients valuing seclusion, safety, and Gulf views



Location Perks

- 650 feet to the beach
- 15-minute ferry from Pine Island
- Surrounded by 2/3 nature preserve
- Near Cabbage Key, Cayo Costa, and Useppa

Contact for Financials, Rental History & Private Showing

Carleen Murone

239-223-9454

[Property Website](#)

Offered at \$1,950,000

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