

260 GILCHRIST AVENUE

HISTORIC ESTATE | BOCA GRANDE, FLORIDA

THE LEGACY Originally constructed in 1925, this iconic residence is a cornerstone of the Boca Grande Historic District. Situated on a premier double lot (Lots 8 & 9), the estate offers expansive architectural character in the heart of the village.

RESIDENCE SPECIFICATIONS

- **Living Area:** 3,902 Total Gross Square Feet
- **Accommodations:** 7 Bedrooms | 4 Bathrooms
- **Architecture:** 2-Story classic Colonial with a finished upper level
- **Features:** Dual wood-burning fireplaces and traditional detailing

EXTERIOR & GROUNDS

- **Outdoor Living:** 437 sq. ft. concrete patio and a 48 sq. ft. finished open porch
- **Privacy:** Enclosed (fences: North, East, South belong to neighbors; 4-foot aluminum/vinyl fence along Gilchrist ex-croaches onto public right-of-way)
- **Infrastructure:** 299 sq. ft. finished carport and a permanent frame utility shed

MODERN RESTORATION & UPDATES Recent capital improvements provide modern peace of mind within this historic frame:

- **Mechanical:** Building remodel and electrical service upgrades completed in **2025**
- **Safety:** Partial impact-conscious window and door replacements completed in **2010**

HISTORIC OWNERSHIP TIMELINE

- **1925:** Property established via the Revised Plat of Boca Grande
 - **1931:** Acquired by Sydney J. Smith from Boca Grande Corporation (son: Earl E.T. Smith in Title – Ambassador to Cuba under President Dwight D. Eisenhower during the Cuban Revolution, who was later a published author and Mayor of Palm Beach).
 - **1952:** Title consolidated by Florence Haithorn Smith; sold to the Blaisdell family
 - **1962:** Acquired by Hugh C. and Constance H. Wallace
 - **1982–Present:** Held by Constance H. Wallace
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Information derived from Lee County Property Appraiser and Chicago Title reports (2025).