

# \$2,085,000 - 768 Seaboard Line Lane, BOCA GRANDE

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MLS® #D6141680

**\$2,085,000**

3 Bedroom, 3.00 Bathroom, 2,094 sqft

Residential on 0.09 Acres

BEACH VIEW AT BOCA BAY PH 03A, BOCA GRANDE, FL

One or more photo(s) has been virtually staged. This ideally located 3-bedroom, 3-bath Kentia townhome in Boca Bay's South Village offers panoramic lake views with a desirable southwest exposure.

The main living area features an open layout with an updated kitchen, a gas stove, and a cozy built-in gas/electric fireplace in the living room. Electric Hunter Douglas blinds provide added convenience and comfort throughout the primary living spaces. An enclosed waterside porch off the living area extends the interior space, bringing in natural light and scenic lake views.

Upstairs, the top-floor primary suite opens to a private sun deck, where you can enjoy expansive lake views, spectacular sunsets, and a peek of the Gulf. A second outdoor space on the ground-level lakeside porch is perfect for grilling and relaxing by the water. Each bedroom includes its own en-suite bath, offering privacy and convenience for both owners and guests.

Additional features include an elevator servicing all three levels, a new 2024 A/C system, a 2022 metal roof, impact-rated windows and doors, and a spacious 3+ car garage with ample storage.

A short walk across a charming lake walkway with a picturesque gazebo leads to the main Boca Bay Pass Club, providing easy access to dining, fitness, tennis, and the beach.

Residents also enjoy community amenities



such as multiple swimming pools, pickleball courts, short-term boat dockage, a private fishing pier, and a Gulf-front Beach Club. This townhome presents a wonderful opportunity to experience the best of Boca Grande living in a well-maintained, comfortable townhome.

Built in 1998

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | D6141680          |
| Price          | \$2,085,000       |
| Sold Price     | \$1,800,000       |
| Date Sold      | August 29th, 2025 |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 2,094             |
| Acres          | 0.09              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Townhouse         |
| Status         | Sold              |

Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 768 Seaboard Line Lane        |
| Area        | Boca Grande (PO BOX)          |
| Subdivision | BEACH VIEW AT BOCA BAY PH 03A |
| City        | BOCA GRANDE                   |
| County      | Lee                           |
| State       | FL                            |
| Zip Code    | 33921                         |

Amenities

|              |   |
|--------------|---|
| # of Garages | 3 |
|--------------|---|

Interior

|                   |         |          |       |          |           |      |           |
|-------------------|---------|----------|-------|----------|-----------|------|-----------|
| Interior Features | Ceiling | Fans(s), | Crown | Molding, | Elevator, | High | Ceilings, |
|-------------------|---------|----------|-------|----------|-----------|------|-----------|

|            |                                                                                                                                   |
|------------|-----------------------------------------------------------------------------------------------------------------------------------|
|            | PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments             |
| Appliances | Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Wine Refrigerator |
| Heating    | Electric                                                                                                                          |
| Cooling    | Central Air                                                                                                                       |
| Fireplace  | Yes                                                                                                                               |
| Fireplaces | Gas, Insert, Living Room                                                                                                          |
| Furnished  | Unfurnished                                                                                                                       |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Lighting, Sidewalk |
| Roof              | Metal              |
| Foundation        | Stilt/On Piling    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 143             |
| Zoning         | PUD             |
| HOA Fees       | 1250            |
| HOA Fees Freq. | Quarterly       |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | BOCA GRANDE REAL ESTATE, INC. |
|----------------|-------------------------------|

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Listing information last updated on October 17th, 2025 at 3:22am EDT