

**Located on site:  
Boca Grande Club Main office**

**Phone: (941) 964-2220  
Fax: (941) 964-1001**

**Beachfront Properties consistently sells more Boca Grande Club properties than any other island real estate company. If you are thinking of buying or selling, work with the best. Give us a call @ 888-875-2176.**

## Boca Grande Club Current Listings



### New Listing

#### Village Home 54

Great location with gulf & lake views. Offering 2 bedrooms + loft, & 2.5 bathrooms. Spacious, bright, & well maintained. Enjoy endless sunsets from your roof top deck.

**\$595,000**



### New Listing

#### Deluxe Club Villa 44A

Ground floor, end unit offering 2 bedrooms & 2 bathrooms. Great gulf views and quiet location at southern end of Club.

**\$875,000**



#### Marina Village 08

Beautifully renovated, top floor end unit, with extended living area. Tile floors throughout, tile countertops & awesome harbor views.

Not to be missed!

**\$379,000**



#### Marina Village 27

Brand new, never lived in, 2 bedroom 2 bathroom condo with beautiful views of Charlotte Harbor. First floor with elevator access. A great location & a great buy!

**\$650,000**



#### Deluxe Club Villa 30A

*Beach lovers dream come true!*

First floor, 2 bedroom, 2 bathroom at the waters edge. Fabulous location, spacious, nicely furnished & priced right!

**\$875,000**



#### Marina Village 17

Bay front end unit on the first floor offering 2 bedrooms & 2 bathrooms. Enjoy gorgeous water views & bay breezes from your screened lanai. This won't last long.

**\$575,000**



#### Club Villa 7B

Beautiful beachfront, 2 bedroom, 2 bathroom condominium with enclosed sleeping loft.

Updated kitchen & baths, & glass enclosed lanai providing panoramic gulf views.

**\$810,000**



#### Club Villa 22A

Great location providing gorgeous beach views. This 2 bedroom, 2 bathroom unit is in excellent condition with many recent updates. Strong rental history & upcoming income for 2009.

**\$695,000**



#### Beach Chalet 101

This is a beachfront, first floor, end unit with 1 bedroom & 2 bathrooms. Bright, clean & turnkey, with direct beach access from your lanai. The perfect island hideaway!

**\$445,000**

**[www.bocagrande-beachfront.com](http://www.bocagrande-beachfront.com)**



### Village Home 2

Well maintained, 3 bedroom 3 bathroom Village Home. Currently in the Club rental program. Buy now while prices are low.  
**\$675,000**



### Village Home 5

Great location overlooking the tennis courts. 3 bedrooms & 2 bathrooms, updated kitchen, & exterior decks providing breathtaking views.  
**\$737,500**



### Village Home 29

Lots of light, spacious & bright, with 3 bedrooms & 3 bathrooms, there is plenty of room for family & friends.  
**\$649,000**



### Dune Chalet 205

Sweeping gulf views from this second floor, 1 bedroom, 1 bathroom. Tile floors, glass enclosed lanai & nicely furnished.  
**\$475,000**



### Deluxe Club Villa 38B

Top floor, end unit, with 2 bedrooms & 2 bathrooms. Spacious & light, spectacular Gulf views & 2 glass enclosed lanais.  
**\$950,000**



### Club Villa 13B

End unit, top floor, 2 bedroom, 2 bathroom with loft at a great price with a great view. Great rental potential too!  
**\$749,000**



### Marina Village 1

Well maintained, 1 bedroom, 1 bathroom end unit with glass enclosed lanai & tile floors. Beautiful views of the Harbor.  
**\$309,000**



### Marina Village 10

Watch the dolphins & manatees from this top floor, renovated, 1 bedroom, 1 bath end unit overlooking the Harbor.  
**\$349,000**



### Beach Chalet 201

Beachfront, second floor end unit with 1 bedroom & 1 bathroom. Great opportunity for investor. Rentals in place for 2009.  
**\$450,000**



### Tennis Villa 75B

Enjoy gorgeous beach views from this 3 bedroom, 3 bathroom condo. Spacious & bright, nicely furnished, & producing rental income. This one is not to be missed!

**\$995,000**



### Dune Chalet 102

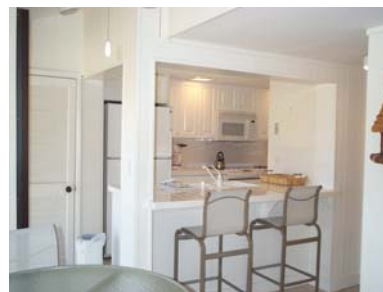
This is the best priced 1 bedroom, 2 bathroom condominium on the beach at the Boca Grande Club. Completely renovated, tile throughout, ready for you to furnish your way!

**\$450,000**



### Club Villa 21A

End unit on the first floor with exceptional Gulf views. Well maintained, nicely furnished, with 2 bedrooms & 2 bathrooms. Upcoming rental income to offset your expenses.  
**\$750,000**



### Club Villa 22B

Fabulous beach views from this 2 bedroom, 2 bathroom with loft. Well maintained, tile throughout, updated kitchen & currently active in Club rental program.

**\$799,000**