

1995 My Tern Court, Herons Landing Sanibel Island



A true island oasis situated on an oversized private parcel with lush vegetation overlooking serene Clam Bayou & sanctuary preserve beyond. From the spectacular sunsets year round & theatrical performances by abundant wildlife to its premier location, this home has it all. Some of its fine features include excellent architectural design and construction by Winrow Fleet, soaring ceilings, gourmet kitchen including Gallery & Sub-zero appliances with Italian granite and solid surface countertops, an ancient coral rock façade fireplace, marble baths, multiple decks, and a hot tub with bird's eye views. Additionally, there is a floating dock, fully fenced yard & great storage.

Offered at \$1,395,000



Back Exterior



Back of Property



Entry



Living Room From Above



Kitchen



Dining Room



Bedroom



Master Bathroom



Guest Bathroom



Spa



View of Clam Bayou



Front Exterior



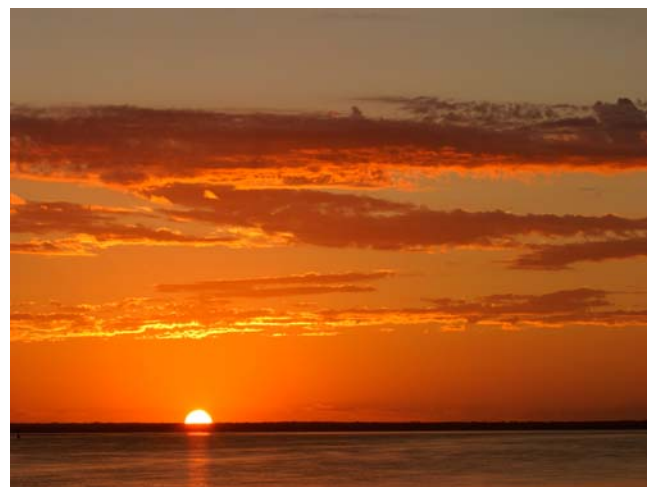
Community Pool



Community Tennis



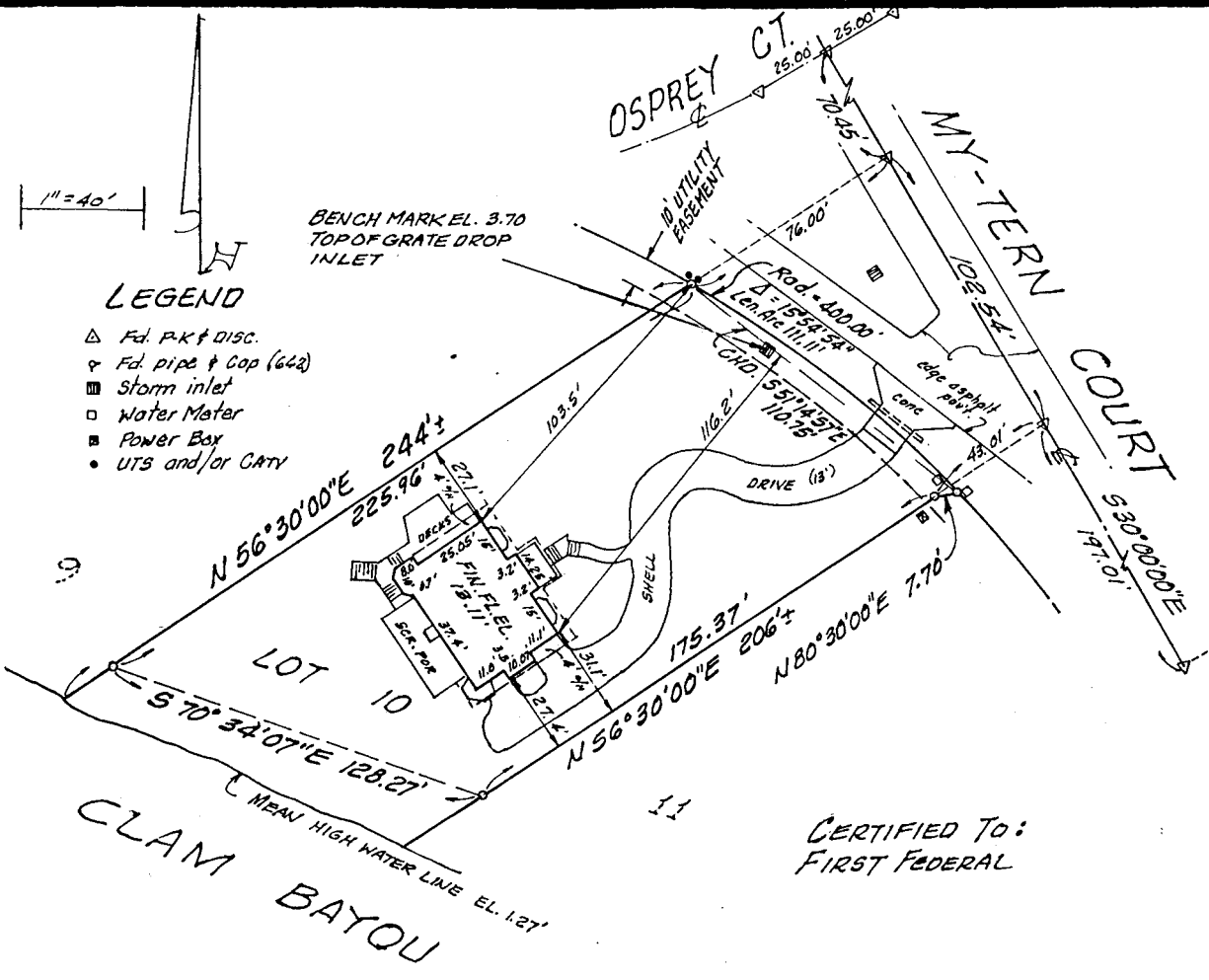
Beach



Sunset

Features and Facts

- Oversized deep lot allowing extreme privacy with western exposure for phenomenal sunsets
- Presidential driveway
- Mature landscaping artistically planted with low maintenance in mind
- Irrigation system
- Back yard is completely fenced
- Easy care vinyl siding
- Wide entry stairs in front and an interior entry as well
- Newer roof replaced in 2004 of galvanized metal
- Architecturally pleasing dormers
- Floating dock
- Clerestory windows to allow additional natural light
- Easy care Trex decking
- Wide porches allowing ample gathering area
- Hot tub on upper level allowing a birds eye view of the bayou and surrounding area
- Gallery series appliances including a convection oven and Sub Zero refrigerator
- Italian granite and Corian countertops in kitchen
- Kraftmaid oak cabinetry
- Beamed vaulted ceilings in living room
- Crown molding
- Ancient coral rock fireplace facade
- Oak banisters and railings
- Spacious den/office on third level
- Marble guest bathroom with a double vanity featuring Kohler fixtures and glass block
- Plantation shutters throughout
- Laundry on guest level and an additional laundry on master level
- Master bedroom features vaulted ceiling with two decks that have views down the bayou and out to the Gulf of Mexico,
- Two closets in master and a large walk-in closet off the master bathroom.
- Master bathroom features a separate tub and shower, vaulted ceilings, and double vanity



LEGEND

- △ Fd. P.K. & DISC.
- ▽ Fd. pipe & Cap (642)
- Storm inlet
- Water Meter
- Power Box
- UTS and/or CATV

CERTIFIED TO:
FIRST FEDERAL

NOTES:

1. Bearings shown are based on the plat of Heron's Landing Phase I Plat Book 40, Pages 89-91
2. Improvements, if any, other than those shown not located.
3. There are no visible encroachments.
4. This survey not valid without embossed seal.
5. Surveyed parcel in Flood Zone A9 (El. 11) as shown on FIRM Community Panel Number 120402 0001 & 0002 C effective date 10/15/85.
6. Elevations shown are in feet above National Geodetic Vertical Datum based on a level loop from U.S.C. & G.S. Mon. W-242 Benchmark (1965)
7. Survey made without benefit of Abstract of Title.
8. Surveyed parcel contains 24,000 sq. ft. more or less.
9. This survey does not make any representations as to zoning or development restrictions on the subject parcel.

Prepared for: Winrow Flett General Contractors, Inc.
I hereby certify that, to the best of my knowledge and belief, the survey represented hereon, made under my direction on November 24, 1989, is in accordance with minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes.

BOUNDARY SURVEY
LOT 10 OF HERON'S LANDING, PHASE I, AS RECORDED IN PLAT BOOK 40, PAGES 89-91, LEE COUNTY RECORDS.

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LAND SURVEYORS
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