
$475,000
RESIDENTIAL
3977 Coconut DR
3977 Coconut Drive, St James City, Florida, 33956, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2025021838**
View	**Canal, Mangroves, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**PI02 - Pine Island (South)**
Subdivision	**TRAILERHAVEN**

Description

Welcome to Your Waterfront Paradise!! Discover a rare and extraordinary opportunity in this exclusive island boating community: two contiguous, buildable lots offering an expansive canvas for your coastal vision. Framed by peaceful canals, this double lot boasts direct, bridge-free access to the Gulf, making it an ideal haven for avid boaters and water lovers alike. Property Highlights: Prime Waterfront Orientation: This large cleared parcel provides generous water frontage and the flexibility to design a grand single residence or twin waterfront homes. Deep Water Canal: The calm, navigable canal affords direct access to the Gulf, allowing seamless boating from your own backyard — no bridges, no compromise. Dock Potential: Room to create an extraordinary waterfront dream, with an expansive private dock or multiple boat lifts, giving you immediate access for your boat, jet ski, or water toys. Existing pilings with slip accommodate a large boat. Island Community Lifestyle: Located in a serene, maritime island enclave where every neighbor is a fellow boater. Enjoy the charm of private island living with all the amenities that come with it: waterfront restaurants, boating social opportunities, world class fishing, and peaceful, salt-kissed breezes. Ready for Your Build: Cleared and mostly level, the lot is primed for construction. Whether you're dreaming of a custom home, a waterfront compound, or a seasonal retreat, this property offers unmatched flexibility. Natural Beauty: Lush mangroves line the canal, offering privacy and a great view of wildlife. At sunrise and sunset, the water glows with a golden hue — a daily reminder of the tranquil island life you're investing in. Excellent Investment: Waterfront real estate with direct Gulf access is increasingly rare — this double-lot parcel represents not just a home site, but a high-value long-term asset. Location Perks: Minutes from Pine Island Sound, so you can cruise into open Gulf waters with ease to the nearby beaches of

Sanibel, Fort Myers Beach, and Captiva Island. Easy access to local community essentials while still living in the laid-back, saltwater rhythm of an island lifestyle.
