

RESIDENTIAL

0 Magnolia AVE

0 Magnolia Avenue, Labelle, Florida, 33935, United States

Property Details

Type	**Residential**
MLS #	**224058486**
View	**Partial, River**
Lot size	**0.58 acres**
Neighborhood	**HD01 - Hendry County**
Subdivision	**KELL MILL TERRACE**

Description

THE CONVENIENT LOCATION... UNIQUE TRIANGULAR LOCATION PROVIDES A HOME SITE WITH PERSONALITY PLUS FOR YOUR POOL, PICNIC, OR GARDENING AREA. Location is right on County Road 78 with quiet ingress & egress on little-traveled Magnolia Avenue. Home site has recently been cleared with some trees interspaced throughout including the perimeters for privacy. Home site offers river views across from LaBelle's public Lions Club Park and is within walking/biking distance to downtown LaBelle, restaurants, banking, shopping, library, post office and more. The Hendry County Boat Ramp and Docks are just a stone’s throw for boaters/fishermen and use of those facilities are fee to the public. Lot size is one-half+ acre with room for your primary residence plus barn/workshop/studio, too! Home site is perfectly positioned to offer scenic vistas of the beautiful Caloosahatchee River, part of the Intercoastal Waterway, without high dollar taxes. LaBelle is a rural but high growth community only 30 miles east of Fort Myers. Home site does not require flood insurance and LaBelle is situated between two Locks for hurricane and storm protection. Enjoy a quiet town with a charming art gallery, an active little theater and many other activities. IF YOU WANT TO LOVE WHERE YOU LIVE, COME TAKE A LOOK AT THIS VERY SPECIAL HOME SITE!