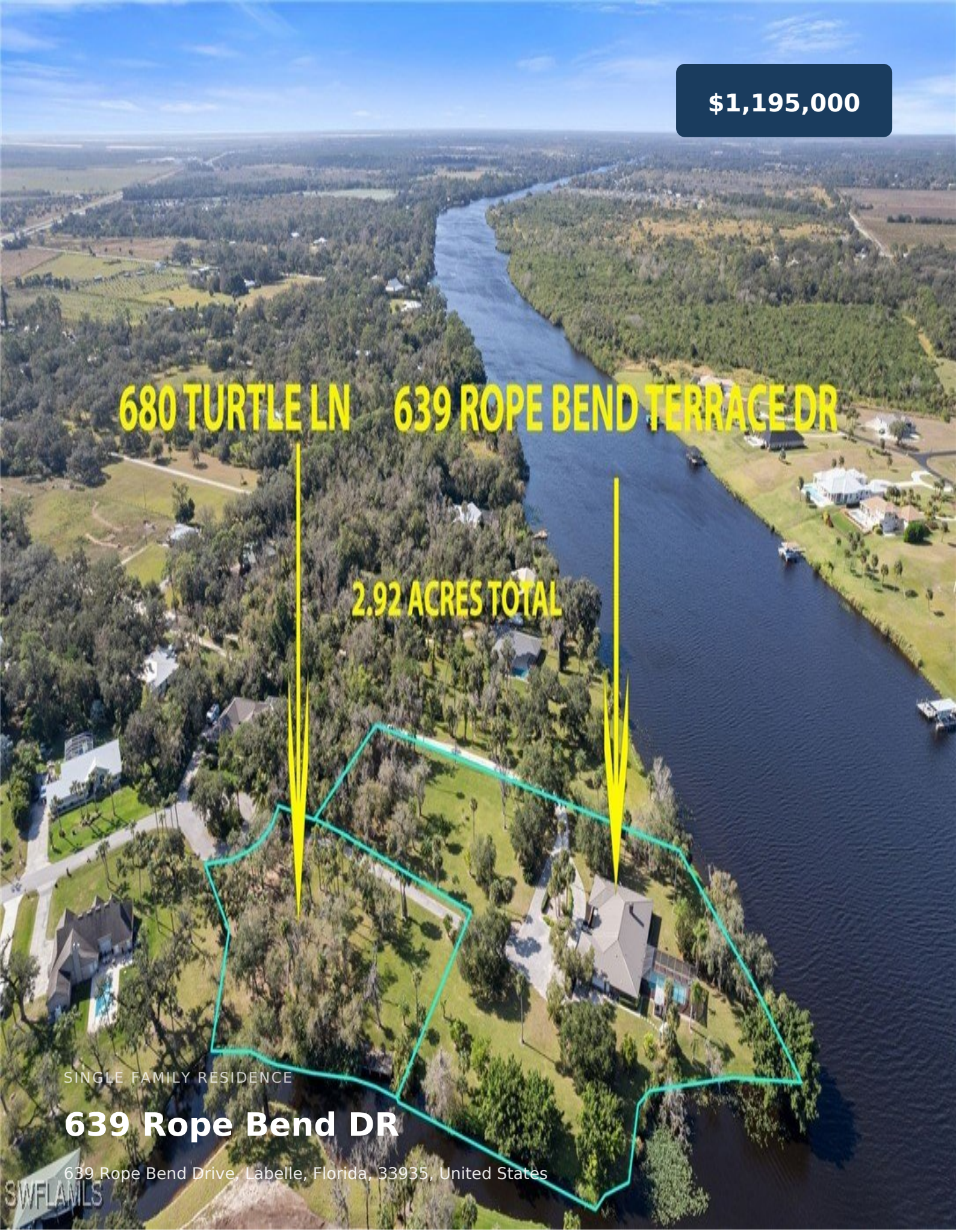

$1,195,000
680 TURTLE LN
639 ROPE BEND TERRACE DR
2.92 ACRES TOTAL
SINGLE FAMILY RESIDENCE
639 Rope Bend DR
639 Rope Bend Drive, Labelle, Florida, 33935, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**225054212**
Bedrooms	**4**
Building size	**4584 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Brick**
Interior	**Carpet**

Description

2 Lots + 1 existing large waterfront pool rancher —- only 1 Price. RARE: 50% WATERFRONT on 2 sides = Endless POTENTIAL Escape to the charm of RURAL OLDE FLORIDA with this RARE, OVERSIZED INVESTMENT. opportunity on a TOTAL of 2.92 stunning RIVERFRONT & CANAL FRONT ACRES. Nestled on the Caloosahatchee River, this property boasts navigable water on TWO sides, offering unparalleled country river views and serene, peaceful living. *** Featuring TWO lots: 639 Rope Bend AND 680 Turtle Lane (MLS# 225001638). This combined property includes a BOAT RAMP, dock, AND the ADJOINING (.81 ACRES) TURTLE LANE LOT, offering nearly 3 ACRES OF WATERFRONT PROPERTY!! Perfect for water enthusiasts, and is shaded by majestic live oak trees draped with breezy moss - creating a picturesque & peaceful setting for your dream estate. The existing home on the Rope Bend lot is just over 3,000 square feet and is a blank canvas awaiting your personal touch and creativity to reimagine. Close your eyes and be transported to cool Florida evenings by the fireplace; with 3 sets of French doors open to your expansive pool deck with an abundant shaded area and large pool overlooking the breathtaking water on 2 sides. This tranquil retreat rewinds time to Olde Florida charm and solitude. It’s more than a property - it’s a feeling that is worlds away from the hustle and bustle of day to day life, yet it’s conveniently located to several modern conveniences, including: just one minute from O’Reilly Auto Parts, three minutes from Walmart and Tractor Supply, and four

minutes from Culver’s and Labelle Brewery. Only an easy 40 minutes from SWFL airport for snowbirds! Carve out a beach day on Sanibel Island or Fort Myers Beach - just an hour drive away. Whether you’re dreaming of a peaceful country escape, a place for horses, private parking for your RV and boats, or an INVESTMENT to SUBDIVIDE with endless potential to build out the Turtle Lane lot as a guest house or to sell off separately - - - this property delivers it all! You will not find nearly 3 WATERFRONT acres with so much potential anywhere else in LaBelle on the active market. Don’t miss this extraordinary opportunity to create your perfect riverfront lifestyle!
