

$359,000

MANUFACTURED HOME

2561 York RD

2561 York Road, St James City, Florida, 33956, United States

FGCMLS

Property Details

Type	**Manufactured Home**
MLS #	**2026045437**
Bedrooms	**2**
Building size	**960 sq. ft.**
Heating	**Window Unit**
Bathrooms	**2**
Floor	**1**
Exterior	**Manufactured**
Interior	**Tile**
View	**Canal, Landscaped**

Description

DIRECT GULF ACCESS – NO BRIDGES – APPROXIMATELY 5 MINUTES TO OPEN WATER! Welcome to your own slice of island paradise in desirable St. James City! This beautifully renovated 2-bedroom, 2-bath waterfront home offers the perfect blend of coastal charm, modern updates, and laid-back Florida living. Step inside to discover tile flooring throughout and an updated kitchen featuring granite countertops, a center island, and a stylish tile backsplash. Additional upgrades include an on-demand hot water heater and newer mini-split A/C systems. Boating enthusiasts will appreciate the impressive waterfront setup featuring a 10,000-pound covered boat lift with remote-controlled motors, limit switch, updated motors and bunks (2023), automatic underwater green light, and low-maintenance Trex decking. Major improvements include a NEW ROOF (2024) and NEW CARPORT (2024)! Enjoy your morning coffee or evening cocktails on the spacious screened lanai while soaking in the peaceful island atmosphere. A separate laundry room and dedicated workshop provide additional convenience and space for hobbies, projects, and storage. Step outside into your own tropical oasis featuring a fully fenced yard with 18 established fruit and avocado trees! Additional features include perimeter security lighting and three video surveillance cameras. Whether you’re searching for a full-time residence, seasonal escape, or weekend boating retreat, this waterfront gem checks all the boxes. Bring your boat and start enjoying the St. James City lifestyle, where open water and endless

adventures are just minutes away!