
$1,299,000
SINGLE FAMILY RESIDENCE
3548 Jade AVE
3548 Jade Avenue, St James City, Florida, 33956, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026044372**
Bedrooms	**3**
Building size	**2339 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Other**
Interior	**Tile**

Description

Experience exceptional waterfront living in St. James City, where a prime tip-lot location w/ 183 feet of seawall, expansive intersecting canal views & outstanding boating amenities create the ultimate Southwest Florida island retreat! Meticulously maintained & thoughtfully updated, this residence offers a straight shot to the Intracoastal Waterway, providing quick, direct, no-bridge access to Pine Island Sound, the Gulf, world-class fishing & beautiful beaches of Sanibel, Captiva, Cayo Costa & Fort Myers Beach. Adding exceptional value is assumable flood insurance under $600 annually, subject to carrier approval. A boater's paradise featuring 12K & 8K boat lifts, a covered boathouse, composite docks, jet ski lifts, dockside water & electric & seawall new in 2007. Tropical landscaping creates privacy & seclusion, while the fenced & gated entrance adds exclusivity. The ground level is a resort-style oasis featuring an electrically heated saltwater pool & spa, firepit area, outdoor shower & expansive covered outdoor living spaces w/ dining & lounge areas, perfect for entertaining after a day on the water. Additional features include utility & storage space, covered parking for 2–3 vehicles, an RV pad w/ 30-amp service, whole-house generator & propane tanks. The main living level is light, bright & designed to capture waterfront views from nearly every angle. Expansive windows fill the open-concept great room w/ natural light, flowing seamlessly into the remodeled kitchen featuring granite countertops, quartz center island, glass tile backsplash, black stainless steel appliances, gas

double oven & walk-in pantry. Sliders open to wraparound decks along the rear & side of the residence, blending indoor & outdoor living while showcasing spectacular water views. Two guest bedrooms, one w/ sliders to the deck, & a guest bathroom complete this level. The entire upper level is dedicated to a private primary suite featuring soaring vaulted ceilings, a generous bedroom, walk-in closet & en suite bath w/ dual-sink vanity & walk-in shower w/ multiple showerheads. Step onto your private waterfront deck to enjoy coastal breezes & beautiful water views. Crowning this residence is a rooftop terrace offering breathtaking panoramic views stretching for miles across the Intracoastal Waterway toward Sanibel & Fort Myers, an extraordinary setting for enjoying sunsets & the beauty of Southwest Florida. Updates & features include a new metal roof (2023), fresh exterior paint (2026), Hardie board siding, impact-resistant windows, sliders & entry doors, two elevated A/C systems & a mini-split. With exceptional boating facilities, direct Gulf access & a beautifully maintained residence designed for indoor-outdoor living, this property embodies the luxury island lifestyle. Spend your days cruising the islands, fishing the Gulf waters, exploring secluded beaches or relaxing in your own waterfront paradise. This is St. James City living at its finest!
