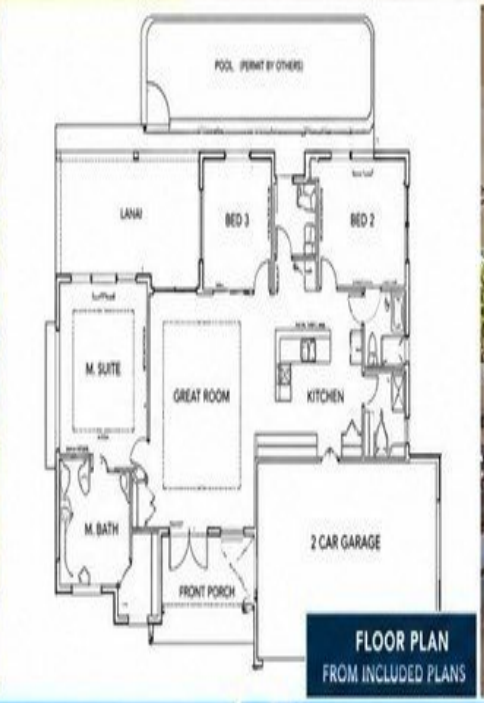




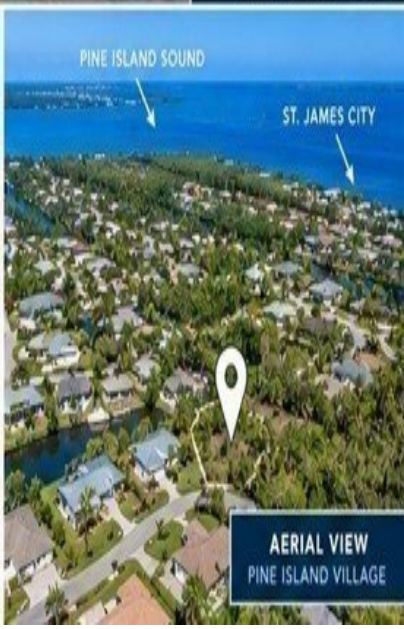












e Hill CT

4491 [illegible] t, St James City, Florida, 33956, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026041847**
View	**Partial Buildings, Preserve, Trees Woods**
Lot size	**0.26 acres**
Neighborhood	**PI02 - Pine Island (South)**
Subdivision	**PINE ISLAND VILLAGE**

Description

BUILD ON PINE ISLAND WITHOUT STARTING FROM SQUARE ONE! This approximately .26-acre homesite on a quiet cul-de-sac in Pine Island Village comes with something most vacant lots simply don't: a boundary survey, environmental study and residential building plans already prepared for the property. The July 2024 environmental assessment found no wetlands or protected habitats on the parcel, and no evidence of protected-species activity requiring FWC or FWS permits was observed during the site inspection. The assessment concluded that wetland permitting would not be required prior to development. Even better, the included building plans give buyers a head start envisioning what can be created here. The plans depict an attractive Florida-style residence with 3 bedrooms, an open great room and kitchen, covered lanai, attached garage and pool concept. Buyers may use the plans as inspiration or explore adapting them to suit their needs, subject to applicable approvals and permitting. The irregularly shaped homesite contains approximately 11,238 square feet and enjoys a cul-de-sac location with paved public-road frontage. A completed boundary survey is available, taking another unknown out of the vacant-land buying process. Pine Island Village offers an established residential setting with a community pool and half basketball court, all with an affordable mandatory HOA currently reported at just $300 annually. The recorded restrictions provide for single-family residential use and require a minimum 1,200-square-foot residential structure, along with Architectural Control Committee review of plans and specifications. Located in St. James City on beautiful Pine Island, this is an opportunity to enjoy the laid-back Southwest Florida island lifestyle with boating, fishing, dining and the unique character that makes Pine Island so special. Why buy a vacant lot and then begin figuring everything out? Much of the preliminary homework has already been done here. Survey, environmental assessment, building plans and HOA documents are available for buyer review. Bring your builder and start exploring the possibilities at 4491 Pine Hill Court! NOTE:

Building plans are provided as an existing resource and are not represented as currently permitted or approved for construction. Buyer should independently verify all building requirements, utilities, permitting, impact fees, HOA requirements and suitability for buyer's intended use.