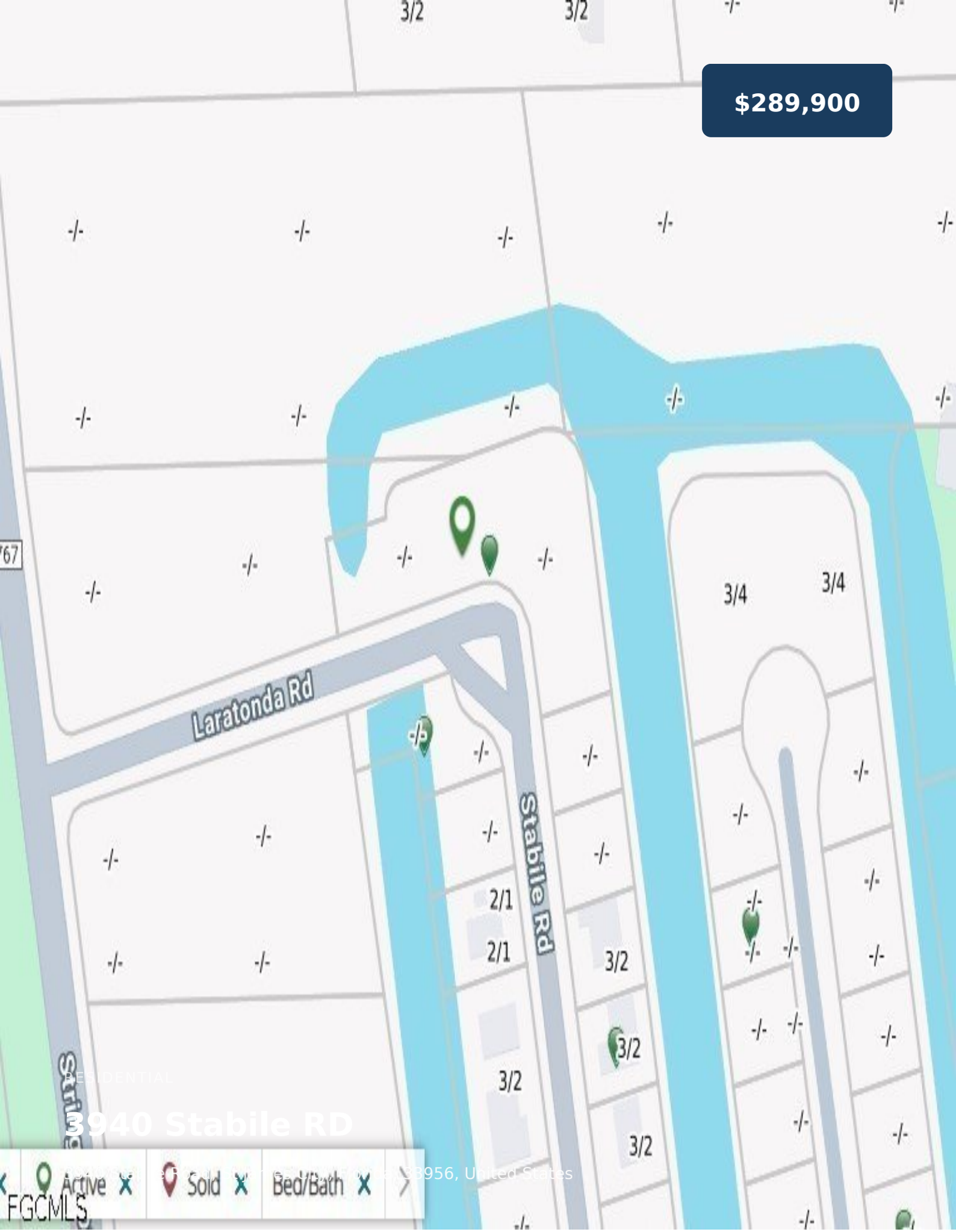


RESIDENTIAL

3940 Stabile RD

[redacted], FL 33956, United States

Property Details

Type	**Residential**
MLS #	**2026039995**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**1.1 acres**
Neighborhood	**PI02 - Pine Island (South)**
Subdivision	**ST JUDE HARBORS**

Description

Rare opportunity of its kind: This 1.1 acre freshwater corner lot, with over 500+ ft of waterfront and 350+ ft of road frontage is situated at the entrance to St. Jude Harbors subdivision at the northern end of St. James City, and across from (same seller owned) Gulf-access property (3921 Stabile Road). Though the size and layout of this property may likely offer the opportunity to sub-divide, a brilliant development idea encompasses both properties. The Gulf-access property, which is quite unique in its own way, may provide the site for a guest / boat house (end of direct access canal, offering possibility of expansive dock, etc.) while this site would be a perfect location for a superb, oversized mansion with an additional guest house(s), and still plenty of space to spare. The property is partly wooded and has Pine and Melaleuca trees along the waterfront, which will need to be cleared prior to development. Important: On this property there are several Gopher Tortoise burrows, not clear how many are occupied. These are protected species, however the possibility to relocate these precious burrow-dwellers exists and has to be done by a state certified and approved environmentalist. Being aware that this will necessitate extra permits and effort, the owner also provides an allowance of $30,000.00 for such services. The time to do this may be used to plan your future residence on lovely Pine Island. This is a rare opporunity in many ways. Don't wait! Now, survey available too!