
$1,150,000
SINGLE FAMILY RESIDENCE
2713 8th AVE
2713 8th Avenue, St James City, Florida, 33956, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026038908**
Bedrooms	**2**
Building size	**4115 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Stone**
Interior	**Tile**

Description

Welcome to your private island retreat in the heart of St. James City, where your backyard opens to a true protected preserve alive with Southwest Florida wildlife. Watch manatees and dolphins, cast a line from your own waterfront, and enjoy birds and native wildlife in a peaceful natural setting that feels worlds away—yet offers exceptional boating access to everything Pine Island is known for. Set on an oversized lot, this distinctive home was designed for both everyday comfort and entertaining, offering two spacious primary suites, each with a private en suite, an open-concept great room with beautiful Brazilian Cherrywood floors and a striking Key Largo limestone fireplace, and walls of glass sliders that open to the expansive lanai and incredible preserve views beyond. At the heart of the home, the chef’s kitchen features custom wood cabinetry, quartz countertops, tile backsplash, GE Profile appliances and a generous center island, complemented by a separate wet bar perfect for entertaining. Step outside to your own tropical waterfront oasis featuring a sparkling pool with desirable southern exposure and a private tiki hut—the perfect place for cocktails, casual gatherings or simply relaxing while watching nature unfold along the preserve. Boaters will appreciate the boat lift and direct, deep-water Gulf access, putting Pine Island Sound and the renowned fishing, boating and beaches of Sanibel, Captiva, Cayo Costa and Fort Myers Beach within easy reach. One of the property’s standout features is the impressive 60' x 32' three-car garage with 10' ceilings, extended

workshop area, air compressor with ceiling-mounted air reel and a convenient half bath that also serves the pool area. Additional features include RV parking with 50-amp service, impact windows and doors, Hardie Board siding, automated interior and exterior lighting, landscape lighting and a new roof in 2023. Even better, the assumable flood insurance is only $1,764 per year. Surrounded by protected natural beauty with incredible wildlife right outside your door, this is more than a waterfront home—it’s an opportunity to experience the boating, fishing, nature and laid-back island lifestyle that makes St. James City so special.
