
$4,250,000
SINGLE FAMILY RESIDENCE
2755 Cussell DR
2755 Cussell Drive, St James City, Florida, 33956, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226030290**
Bedrooms	**3**
Building size	**9945 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3.5**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

Welcome to an extraordinary waterfront estate where 3.4 acres, exceptional boating access and resort-style living come together in one remarkable property. With 1,561 feet of deep-water canal frontage, commanding wide-water views and boating access leading out to the harbor and beyond, this is the kind of Southwest Florida estate that immediately stands apart. On 9/9/26, two parcels were legally combined to create an exceptionally unique waterfront footprint. The consolidation may also provide an opportunity for reduced property taxes. Enter through the private stunning gate and follow a palm tree lined driveway to this custom Stearns-built residence, offered furnished. Inside, the dramatic great room rises 21+ feet, with a floor-to-ceiling stone fireplace, maple ceilings, cherry built-ins and an impressive open staircase. High-end craftsmanship and substantial architectural details carry throughout the home. A dedicated office and separate media room provide rooms for working and relaxing. Open the generous glass doors and the property transforms into a waterfront resort. The expansive lanai overlooks a zero-edge infinity pool and whirlpool, with a full outdoor kitchen, cypress ceilings, fire feature and entertaining areas. Watch manatees move through the canal, dolphins pass the dock and boats cruise by while entertaining poolside. From sunrise coffee by the water to sunset cocktails around the pool, this is a home built for the Florida lifestyle—where weekends feel like vacations and the hardest decision may be whether to take the boat or the golf cart. For boaters and

anglers, a custom boathouse features a captain's walk and an 8,000-pound boat lift, while a 90-foot dock provides additional room for larger or visiting vessels. From here, explore Sanibel Island, Captiva, Cayo Costa, Cabbage Key and the Gulf, with world-class fishing, waterfront restaurants and island destinations accessible by boat. The infrastructure behind the lifestyle is equally impressive, with impact windows, a whole-home and pool equipment generator, whole-house dehumidification system, 1,000-gallon buried propane tank, multi-zone air conditioning and ultra-high-speed internet connectivity. Even more impressive, current flood insurance is less than $1,700 annually. Two garages accommodate six vehicles, with high ceilings offering the potential to add lifts—an incredible setup for the car enthusiast, collector or anyone who needs room for the toys. Located just one mile from the heart of Saint James City, you can hop on your golf cart and enjoy local restaurants and the laid-back island atmosphere that makes this community so unique. The real story here can't be duplicated: 3.4 acres, 1,561 feet of waterfront plus an open basin view, serious boating infrastructure, a custom estate and resort-style outdoor living in one of Southwest Florida's most distinctive boating communities. After all, why own any old waterfront home when you can own one that is truly remembered?
