
$725,000
SINGLE FAMILY RESIDENCE
2498 Sapodilla LN
2498 Sapodilla Lane, St James City, Florida, 33956, United States
FGCMLS

## Property Details

| | |
|---|---|
| Type | **Single Family Residence** |
| MLS # | **2026034614** |
| Bedrooms | **3** |
| Building size | **2453 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2.5** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

Welcome to waterfront living in St. James City! Situated on a spacious oversized corner lot, this beautifully remodeled waterfront home combines an open, inviting floor plan with expansive water views and the indoor/outdoor lifestyle Southwest Florida is known for. Remodeled in 2017, the home features tile flooring throughout, creating a clean, cohesive feel ideal for waterfront living. The heart of the home is the open-concept great room and kitchen, featuring white raised-panel wood cabinetry, marble countertops, stainless steel appliances, a large center island and pantry with convenient pull-out shelving. An entire wall of sliders opens the great room to an incredibly spacious screened lanai that extends nearly the full length of the home, seamlessly expanding the living and entertaining space outdoors while overlooking the water. The primary suite offers a double-door entry and private en suite bath featuring marble countertops, a remodeled walk-in shower, dual-sink vanity, linen closet and walk-in closet. Two additional guest bedrooms share a convenient Jack-and-Jill bath with a walk-in shower and marble countertop, while an additional half bath located off the kitchen is perfect for guests. Outside, the oversized corner lot provides plenty of room to enjoy the Florida sunshine, room to add a pool and a separate outdoor storage shed for all your boating, fishing and island gear. A large waterfront tiki overlooking the length of the canal creates the perfect setting for entertaining, sunset cocktails or simply relaxing by the water. The seawall has been reinforced, adding another

valuable waterfront improvement. Additional peace-of-mind features include a new metal roof installed in 2023 and impact windows and doors throughout, with the exception of the front entry door, which is protected by an accordion hurricane shutter. No floodwater from any storm has entered the living area of the home. For the boater and angler, this is where the St. James City lifestyle truly comes alive, complete with a fish-cleaning station for the day's catch. Spend your days cruising the surrounding waterways, heading out to Pine Island Sound and the Gulf, fishing some of Southwest Florida's renowned waters, or island hopping to Sanibel, Captiva, North Captiva, Cayo Costa and Boca Grande. Whether your perfect day means chasing snook and redfish, pulling up to a waterfront restaurant or dropping anchor at a secluded beach, it's all within reach. With its 3-bedroom layout, multiple baths, expansive indoor/outdoor entertaining areas, waterfront tiki and desirable boating location, the property also offers exciting vacation rental or investment potential, providing flexibility to enjoy it as your own island retreat, an income-producing property, or a combination of both.

---