
$899,900
SINGLE FAMILY RESIDENCE
12303 Cristi WAY
12303 Cristi Way, Bokeelia, Florida, 33922, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026032475**
Bedrooms	**3**
Building size	**2856 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

Set on 2.6 acres in Bokeelia, this fully operational tropical island farm is where mornings begin with fresh eggs and evenings end beside the pool in the island breeze. Part home, part orchard and part working farm, it is ready for its next chapter. Zoned AG-2, the property is ideal for farming, nursery operations or homestead living. The owners currently receive an agricultural tax exemption; the next owner may apply for the same benefit. The home offers 2,283 square feet plus a 573-square-foot air-conditioned attached garage. Mature trees, nursery inventory, chickens, and some furnishings are included, allowing the next owner to harvest fruit, gather eggs and grow plants without starting from scratch. Upstairs are the main living area, kitchen, dining space and primary bedroom, plus a covered porch overlooking the farm. Downstairs are guest bedrooms, a full bathroom, laundry area and second living room opening to the patio and screened pool—ideal for guests or multigenerational living. Improvements include remodeled kitchen and bathrooms, smart appliances, tile floors, plantation shutters, impact-rated windows and doors, updated A/C, spray-foam insulation, newer water heater and water-treatment systems. A 24-kW generator and 500-gallon underground propane tank add peace of mind. The septic field was replaced, a lift station added, and the roof was resecured in 2022 and inspected annually. The property is not in a designated flood zone. The grounds produce mango, avocado, coconut, citrus, lychee, starfruit, papaya, jackfruit, passion fruit, moringa and more.

Over 100 banana plants representing about 22 varieties are established and producing. App-controlled irrigation reaches about 95% of the trees. Farm infrastructure includes perimeter fencing, secure chicken coops, three pole barns, two hurricane-strapped sheds and an air-conditioned tool shed with electric service. Cool off in the screened pool, gather on the lanai or relax on the upper porch in your own tropical oasis. Whether you envision a working farm, nursery, self-sufficient homestead or island retreat with supplemental-income potential, this remarkable property offers room to grow and a lifestyle that feels like a getaway every day.
