
$225,000
RESIDENTIAL
2692 N Ibis CT
2692 N Ibis Court, St James City, Florida, 33956, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026032308**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.14 acres**
Neighborhood	**PI02 - Pine Island (South)**
Subdivision	**ST JAMES CITY**

Description

Prime waterfront property located on a quiet cul-de-sac in the coastal community of St. James City on Pine Island. Situated at 2692 N Ibis Ct, this oversized 0.14-acre (6,098 sq ft) vacant lot offers approximately 60 feet of concrete seawall frontage with direct canal access out to Pine Island Sound, Sanibel, Captiva, and the Gulf of Mexico. Ideal for boaters and anglers, the property comes improved and ready for immediate enjoyment with a private wooden dock featuring an electric boat lift. The lot is cleared and equipped with a concrete pad, existing electric hookups, central water, septic tank connection, and an outdoor storage shed. Zoned MH-1 in the Gulf Haven community with no HOA fees, offering flexible development options for a custom coastal home or manufactured dwelling. Conveniently located near local marina facilities, dining, world-class tarpon fishing, and boating routes. The RV currently located on site is negotiable separately with the sale, it may potentially be rented through AirBnB, so please do not disturb the tenants.