
$460,000
RESIDENTIAL
4061 Galt Island AVE
4061 Galt Island Avenue, St James City, Florida, 33956, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026046622**
View	**Canal, Mangroves**
Waterfront	**Canal**
Lot size	**0.29 acres**
Neighborhood	**PI02 - Pine Island (South)**
Subdivision	**GALT ISLAND SHORES**

Description

OVER $100,000 IN WATERFRONT IMPROVEMENTS ALREADY IN PLACE! BUILD YOUR DREAM HOME IN ST. JAMES CITY! An exceptional opportunity awaits on this oversized **.29-acre waterfront lot**, offering beautiful preserve views from both the front and back of the property and quick, deep-water access to Pine Island Sound, the Intracoastal Waterway, and the Gulf of Mexico! Why start from scratch when so much of the waterfront infrastructure is already complete? Boating enthusiasts will appreciate the **90 feet of NEW composite dock, NEW 16,000-pound boat lift with canopy, boat slip accommodating up to a 39-foot vessel, and riprap shoreline protection!** The dock features its own electric meter, plus an additional circuit available should you choose to add shore power. **City water service with an installed water meter is also in place, representing an approximately $3,000 value!** These substantial improvements provide a tremendous head start toward enjoying the ultimate Southwest Florida boating lifestyle. Surrounded by scenic preserve views in both directions, this generously sized parcel offers the perfect setting to design and build your custom waterfront retreat. **Engineered home plans are available from the seller**, providing another valuable advantage in bringing your vision to life. Imagine stepping out your back door, boarding your boat, and heading out for a day of world-class fishing, cruising the waterways, or exploring the beautiful beaches of Sanibel, Captiva, Cayo Costa, and Boca Grande. With the major waterfront improvements already completed, this is your opportunity to focus on building the home you've always envisioned. **THE DOCK IS DONE. THE DREAM IS YOURS TO BUILD!**