

$1,700,000

SINGLE FAMILY RESIDENCE

2096 Macadamia ST

2096 Macadamia Street, St James City, Florida, 33956, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026020265**
Bedrooms	**3**
Building size	**3922 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Wood Siding**
Interior	**Tile**

Description

Welcome to a rare direct Gulf access waterfront estate in the highly sought-after Pine Island Shores community. Perfectly positioned to capture expansive bay views and abundant marine wildlife, this property offers a front-row seat to dolphins playing, manatees gliding by, and unforgettable Southwest Florida sunsets—all from your own backyard. With no bridges to open water, you'll enjoy effortless access to Pine Island Sound and the Gulf of Mexico. This spacious 2-story coastal retreat features 3 bedrooms + den and 3 bathrooms, designed with a bright open floor plan, cathedral ceilings, and large windows that showcase the stunning waterfront setting throughout the home. The outdoor living experience is truly exceptional. Relax or entertain around your private saltwater pool and spa, expansive patio, gazebo, and multiple balconies are all perfectly oriented to take in the sweeping bay views and coastal breezes. Boating enthusiasts will appreciate the private dock with lift, water, and electric, making it easy to spend your days on the water. Inside, the home offers a well-appointed kitchen with ample cabinetry and eat-in space, a generous primary suite with dual sinks and separate tub and shower, and flexible living areas including a den/home office. Additional highlights include a metal roof, electric storm shutters, fireplace, surround sound wiring, and abundant storage throughout. Located in a gated boating community, this property combines privacy, space, and a true connection to the water. Whether you're looking for a full-time residence, seasonal

retreat, or luxury waterfront escape—this is Pine Island living at its finest.