

$695,000

SINGLE FAMILY RESIDENCE

3715 Manatee DR

3715 Manatee Drive, St James City, Florida, 33956, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026013900**
Bedrooms	**3**
Building size	**2269 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Sun, Salt & Boat Days — Direct Gulf Access with New Dock + 10K Lift Welcome to your private Gulf-access retreat in the laid-back waterfront community of St. James City — where boating, fishing, and relaxation are part of everyday life. This well-maintained 3-bedroom, 2-bath home offers a spacious split-bedroom floor plan designed for both comfort and privacy. Light and bright living areas create an inviting atmosphere, perfect for entertaining or unwinding after a day on the water. Built with concrete block construction and reinforced concrete framing around the home, this property offers added durability and structural protection, including a secure roof system designed to help withstand Southwest Florida’s demanding weather conditions. Step outside and enjoy true Florida living with direct Gulf access and no bridges, making every boating trip effortless. The brand-new composite dock and 10,000 lb. boat lift provide durability, convenience, and peace of mind for years to come. A community boat ramp is also available, making it easy for friends and guests to join you on the water. The spacious backyard offers exceptional privacy and plenty of room to add your dream pool and create your own private oasis. Inside, the home has been thoughtfully maintained and updated with a new roof (2023), new water heater, newer A/C (approximately 5 years old), stainless steel appliances, new garbage disposal, new washer and dryer, accordion hurricane shutters, and a newer reinforced garage door (approximately 5 years old). The garage door is specially reinforced for enhanced

protection and designed to withstand hurricane-force conditions. Located in a quiet, charming coastal community, this home is ideal for those seeking a relaxed waterfront lifestyle surrounded by nature, boating, fishing, and the beauty of Southwest Florida. Whether you’re looking for a full-time residence, seasonal escape, or investment opportunity, this is your chance to own a piece of paradise in St. James City. Bring your boat, bring your pool plans, and start living the Southwest Florida lifestyle! Schedule your private showing today.
