

# 2740 SANIBEL BOULEVARD ST JAMES CITY FL 33956

<https://candiscarmichael.com>



\$695,000



Waterfront living at its best on the quiet Henley Canal featuring 136 feet of waterfront, low boat traffic, and no bridges for quick access to open water. Boaters will love being approximately 10 minutes to Pine Island Sound, world class fishing, and the white sand beaches of Sanibel Island. The property features a covered 10,000 [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1490 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8477406



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://site.propshotsmedia.com/order/6a92034d-ddfa-4200-55aa-08de6897cbb8?branding=false>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1490 sq ft

**Year built:** 1979

**SubdivisionName:** GULFHAVEN

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8364 sq ft

**View:** Pool, Water

**ListOfficeName:** LPT REALTY, LLC

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## Location Details

**Township:** 46

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat, Window Treatments

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Covered, Deck, Enclosed, Patio, Porch, Rear Porch, Screened

**Pool Features:** Gunite, Heated, In Ground, Screen Enclosure

**Waterfront Features:** Canal - Saltwater

**Fireplace Features:** Electric

**Carport Spaces:** 5

**Exterior Features:** Hurricane Shutters, Other, Sliding Doors

**Roof:** Metal

**Window Features:** Blinds, Storm Window(s), Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Partially

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Boat, Golf Cart Parking

**Pets Allowed:** Yes

**Fencing:** Chain Link

**Security Features:** Security System

**Architectural Style:** Ranch

**View:** Pool, Water

**Sewer:** Private Sewer

**Heating:** Central, Electric

**Lot Features:** Flood Insurance Required, FloodZone, Landscaped, Near Marina, Paved

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## Property Details

**Subdivision Name:** GULFHAVEN

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** 02-46-22-02-0000D.0030

**Direction Faces:** North

**Construction Materials:** Stucco

**Property Condition:** Completed

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## Association Information

**Community Features:** Golf Carts OK



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## Fees&Taxes

Tax Year: 2025

Tax Annual Amount:  
\$8,701

Tax Legal Description: GULFHAVEN UNIT L BLK D PB 9 PG 80 OR 1821 PG 1267 BIMINI ANCHORAGE LOT 3 Tax Lot: 3

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	25x12	First	12	25
Kitchen	13x12	First	12	13
Dining Room	11x12	First	12	11
Primary Bedroom	14x13	First	13	14
Bedroom 2	14x11	First	11	14
Bedroom 3	10x12	First	12	10
Den	16x14	First	14	16

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Security Features:** Security System

**WindowFeatures:** Blinds, Storm Window(s), Window Treatments

**PoolFeatures:** Gunite, Heated, In Ground, Screen Enclosure

**Features:** Ceiling Fans(s), Electric, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Stone Counters, Thermostat, Window Treatments

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Golf Carts OK

**ExteriorFeatures:** Hurricane Shutters, Other, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Metal

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Boat, Golf Cart Parking

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## Miscellaneous

**Ownership:** Fee Simple

**Other Structures:** Shed(s)

**Occupant Type:** Owner

**Showing Requirements:** Combination Lock Box



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