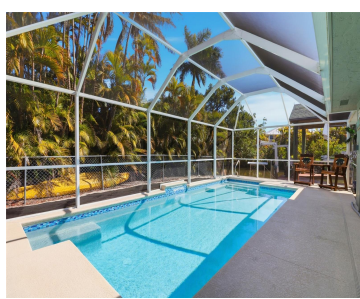


2740 SANIBEL BOULEVARD ST JAMES CITY FL 33956

<https://candiscarmichael.com>



The seller has given the green light for Storm Smart to install their Flood Smart System by Storm Smart Hurricane Protection on every door of the home, providing added protection and peace of mind, while also contributing to lower homeowners insurance costs. Airbnb rentals are allowed, offering excellent flexibility for personal use, seasonal living, or [...]

- 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



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Description

Virtual Tour:

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

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 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 8364 sq ft

View: Pool, Water

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 46

Road Surface Type: Paved

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

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

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

Building Details

ArchitecturalStyle: Ranch

Heating: Central, Electric

Roof: Metal

NewConstructionYN: No

Exterior material: Stucco

Parking: Boat, Golf Cart Parking

Miscellaneous

Ownership: Fee Simple

Other Structures: Shed(s)

Occupant Type: Owner

Showing Requirements: Combination Lock Box



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