

\$379,900

SINGLE FAMILY RESIDENCE

2708 Mangrove ST

2708 2708 Mangrove Street Street, St James City, Florida, 33956, United States

Property Details

Type	Single Family Residence
MLS #	2026019466
Bedrooms	3
Building size	1590 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

An exceptional opportunity and one of the best values on the water in St. James City for deep, direct Gulf access!** Enjoy true boating lifestyle with **no bridges and quick access out to the open water**, making spontaneous fishing trips to Pine Island Sound and sunset cruises to Sanibel, Captiva, Cayo Costa, and Boca Grande part of your everyday routine. A **new seawall (2019)** adds significant value and peace of mind, offering long-term durability and protection—an upgrade that sets this property apart from others on the market. Ideally located in the heart of this golf cart-friendly island community, you're just minutes from waterfront restaurants, marinas, and the laid-back charm that defines St. James City living. Inside, the home is light, bright, and inviting with an open-concept layout designed for effortless entertaining. The updated kitchen is the centerpiece, featuring a large granite island, custom wood cabinetry, stainless steel appliances, and a built-in entertaining bar. An enclosed Florida room under air adds approximately 240 square feet of flexible living space—perfect as a dining area, lounge, or home office. The split-bedroom floor plan offers privacy, with a spacious primary suite featuring a walk-in closet and a beautifully updated bath with a frameless glass walk-in shower and modern finishes. Two guest bedrooms are positioned on the opposite side of the home and share an updated full bath. Step outside to the screened lanai and expansive backyard, where there's plenty of room to create your ultimate outdoor oasis. Whether you're looking for a full-time

residence, seasonal escape, or investment property, this home delivers ****unmatched value, a new seawall advantage, and premier deep-water Gulf access****—all in one of Southwest Florida’s most desirable island communities.

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