

**Suzanne Tomlinson**  
Realtor®

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Sunbelt Realty, Inc

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St. James City, FL 33956

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**CALL ME, I HAVE RENTALS!**



**Janet St, Matlacha**

Waterfront 3/2 with enclosed Florida room. Can be redivided into 2 parcels and sell vacant lot or keep to add pool or guest house.  
**\$450,000**

**New Bokeelia Home**

3/2 split floor plan plus separate office space. Large screened in lanai. Room for a pool. A walk to Pineland Marina & Tarpon Lodge restaurant.  
**\$299,000**



**Blue Crab Key Condo**

Furnished 2/3 in fabulous boating community. Many amenities including 2 pools, spa, boat ramp/storage, tennis court and clubhouse.  
**\$259,000**

**Priced to Sell!**

2/2 home in Bokeelia. 1 car garage, in-ground caged pool. Fenced in backyard. Close to the Center.  
**\$179,900**



**Turnkey Florida Getaway**

One bedroom, 1.5 baths waterfront with 10,000# covered lift and dock. Newly remodeled interior & new exterior siding. Close to restaurants & marinas in St. James City.  
**\$172,900**

**Waterfront Flamingo Bay**

2/1.5 waterfront, Gulf access home. Private wood dock on the water with hoist davits. Screened in lanai. Community has private boat ramp & community pool.  
**\$139,900**



**JoAnn "Joey B" Buck**

**239-224-0037 joeyb1978@gmail.com**

**CANAL**

REAL ESTATE LLC

3394 Stringfellow Road, #3  
St. James City, FL 33956



- 25 Years Experience
- Selling Lee County
- Pine Island Cove Specialist

**WONDERFUL UPDATED HOME**



2/2 with two lanais. One all weather and one for summer time enjoyment. Large workshop and deck. Lovely landscape. Community offers many activities, clubhouse, pool and hot tub. Community boat ramp with Gulf access. Boat storage.

**\$125,000**

**BOATING & FISHING IN YOUR OWN COMMUNITY**

Spacious home +/- 1394 sq. feet with 2/2, formal dining, eat in kitchen, storage and screened Lanai. Community has clubhouse, pool, hot tub and numerous activities. Boat ramp and boat parking. TURN-KEY just bring personal belongings.

**\$134,000**



**2/2 WITH UPGRADES**



Granite counters and all new kitchen, updated baths, spacious all weather porch, second screened conservatory. Clubhouse with many activities. Community boat ramp with Gulf access, boat storage, covered picnic pavilion, grill, small lake All this and more in a wonderful 55+ community.

**\$137,900**

**QUIET CUL-DE-SAC**

Nice size 2/2 with two living rooms. Updated kitchen and baths. Community offers swimming, fishing, hot tub, picnic pavilion, boat ramp with access to the Gulf.

**\$138,000**



**WONDERFUL NEIGHBORHOOD & CANAL LIVING**



2/2 with +/- 1298 sq. ft. Nicely decorated and updated and is a turn-key home. Activities galore, community boat ramp, boat parking, club house, pool and hot tub.

**\$179,900**

**WATERFRONT**

Move-in ready home totally turn-key. Dock with 8500# lift. Screened porch and separate Florida room. Kitchen dining and formal dining. Large workshop w/ laundry. HUGE patio adjoins the dock. 55+ community.

**\$198,000**

