

**FOR SALE**  
**3.37 Acre Homesite**  
**Caloosa Shores / LaBelle, FL**



**LOCATION:** 2540 Caloosa Shores Dr., LaBelle, FL 33935

**PARCEL ID:** 1-28-43-01-030-0000-015.0      **ZONING:** Residential

**UTILITIES:** Well & Septic      **SIZE:** 3.37 Acres / 45' x 368' x 368' x 477'

**PRICE:** \$354,900

**COMMENTS:** The premier riverfront location – the creative designer’s dream estate site. 3.37 acres touching two creeks, a protected lagoon and the river, providing a plethora of opportunities for aquatic activities and boat docking. Pristine Bee Branch Creek forms the northeast boundary. Twenty feet of elevation provides a commanding riverfront view. The Bee Branch Creek preserve area contains Old Florida lush vegetation with Cypress, Oak, Palm and Strangling Fig trees. The property contains a portion of Otter Island and your private Dead End Creek. An adjacent acre± of USACOE ROW touches Green Turtle Lagoon with a peninsula between the lagoon and the river. Over 800 feet of waterfront. Located on the Caloosahatchee Intracoastal waterway – voyage to the Atlantic, Gulf, or enjoy the local river scenery and pleasures. Gated secluded community of quality homes. A dock is allowed with permits. Impact fees currently suspended! No Flood Insurance Requirements.

**CONTACT:** FRED BURSON  
**PHONE:** (239) 425-6024  
**E-MAIL:** fburson@wa-cr.com

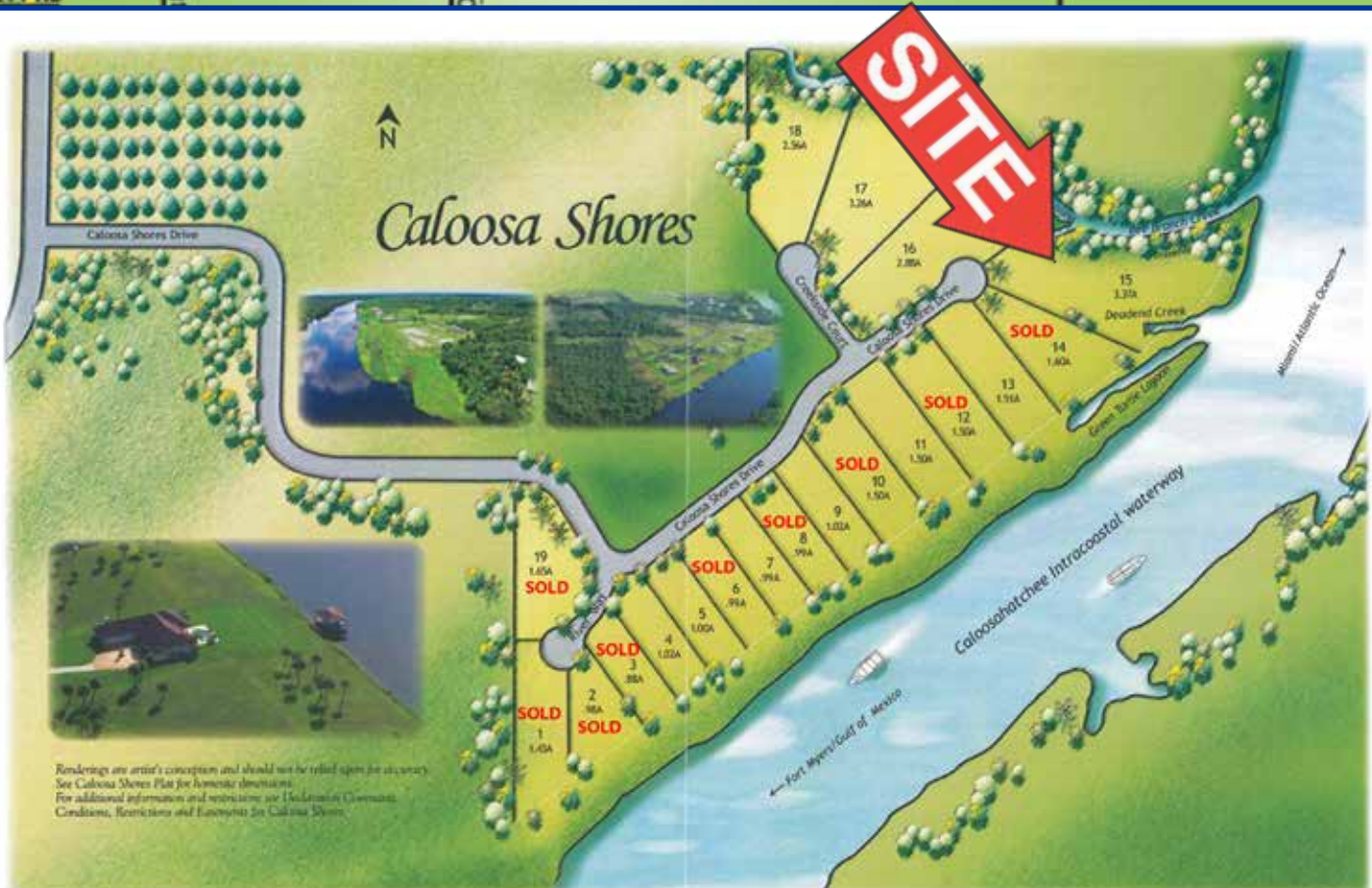
The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

# 2540 Caloosa Shores Dr., LaBelle, FL 33935



ements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. to prior sale, lease, withdrawal and price change without notice.

# 2540 Caloosa Shores Dr., LaBelle, FL 33935



ements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. to prior sale, lease, withdrawal and price change without notice.