

**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:** \$349,900

**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  
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**E-MAIL:** fburson@wa-cr.com

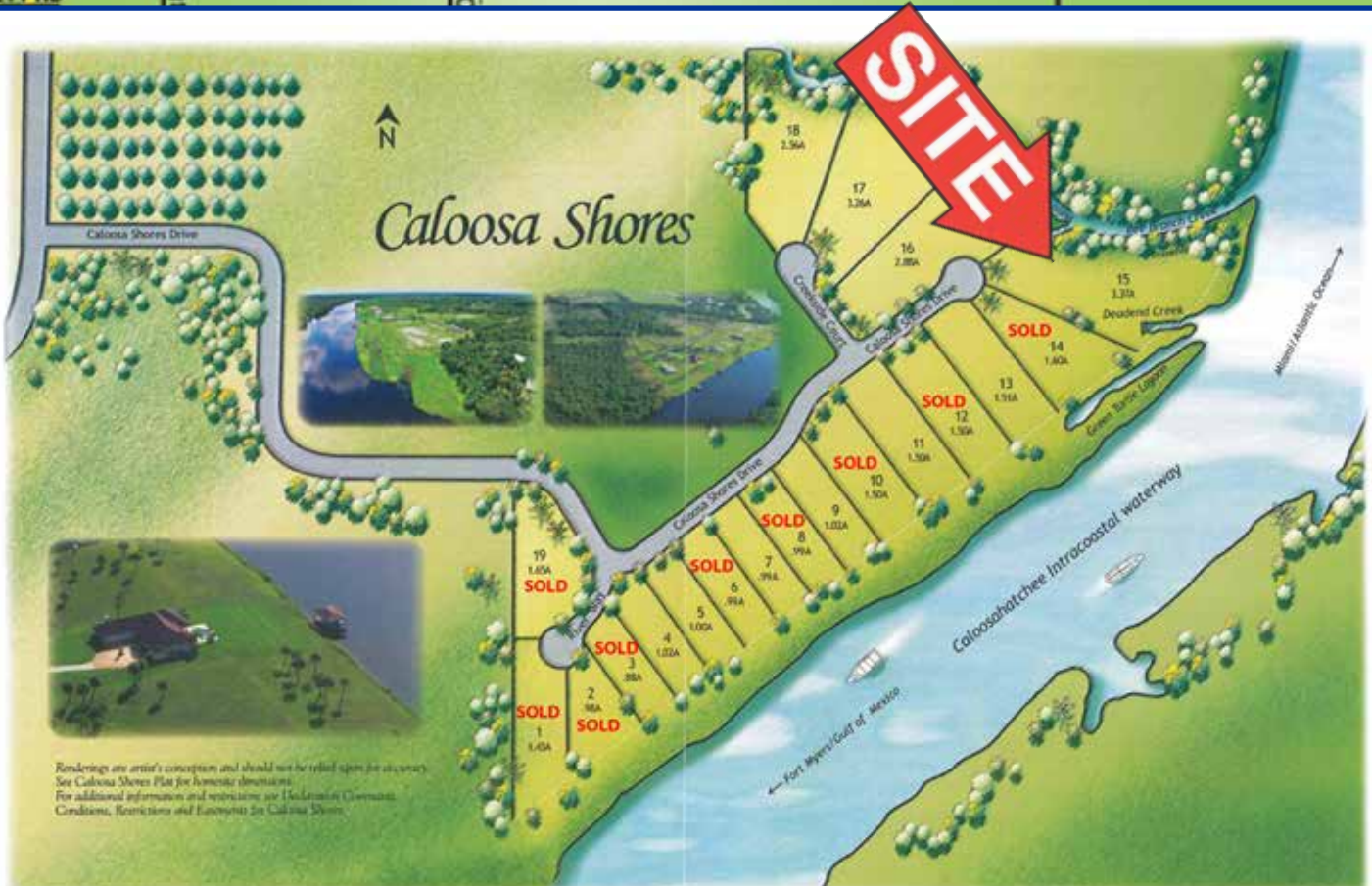
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