



PRIVATE ISLAND

*1,600 SF Executive Lodge • Stunning Gulf Views
Personal Recreation, Corporate Retreat, Turn-key Rental Business!*





Parcel ID: 16E20S04 3000

*Located Near Homosassa, Homosassa Springs, Ocala, Leesburg
20-minute Boat Ride from Homosassa*

Near US 98, US 41, and I-75

*Monkey Island
Homosassa River*





Here is a rare opportunity to own your own eight-acre private island to use as personal recreation, corporate retreat, or a turn-key rental business. The island is located at the tip of the string of islands and is the last one out into the Gulf of Mexico that offers stunning panoramic water vistas. Abundant native wildlife, prime fishing, and scalloping make this a sportsman's paradise.

Accessible by boat only, the island is located on the Gulf of Mexico at the mouth of the Homosassa River in a wildlife refuge area. You will find fishing, scalloping, snorkeling, boating, dining, pubs, seafood markets, Monkey Island, springs, bird & manatee watching.

Total Acreage: 8 +/- acres

Improved Acreage: Lodge and dock

Sale Price: \$879,000

Property Address: 15970 Shell Island, Homosassa, FL 34448, Citrus County

Nearest Intersection: Hwy 98 & Halls River Rd.

Road Frontage: None, accessible by boat only

Water Frontage: Homosassa River and the Gulf of Mexico

Buildings: 1

Zoning or FLU: Single Family Residential

Water & Utilities:

- Water provided by a well and two reverse osmosis machines
- Power is with Withlacoochee River Electric Co-op
- There is a septic system
- Phone is with Century Link

Lodge/Home:

- 1,600 SF, built 1989
- 3 bedroom/2 bathroom
- Sleeps 8 comfortably
- Full kitchen, dishwasher, large ice machine
- 360 degree wrap-around deck to enjoy the beautiful water views on the Homosassa River and the Gulf of Mexico
- Internet access, satellite TV, flat screen TV, DVD player, XM radio with inside and outside speakers
- Washer, dryer
- Outdoor shower

Dock:

- 4-boat dock with cover
- Power, lights, water, shower

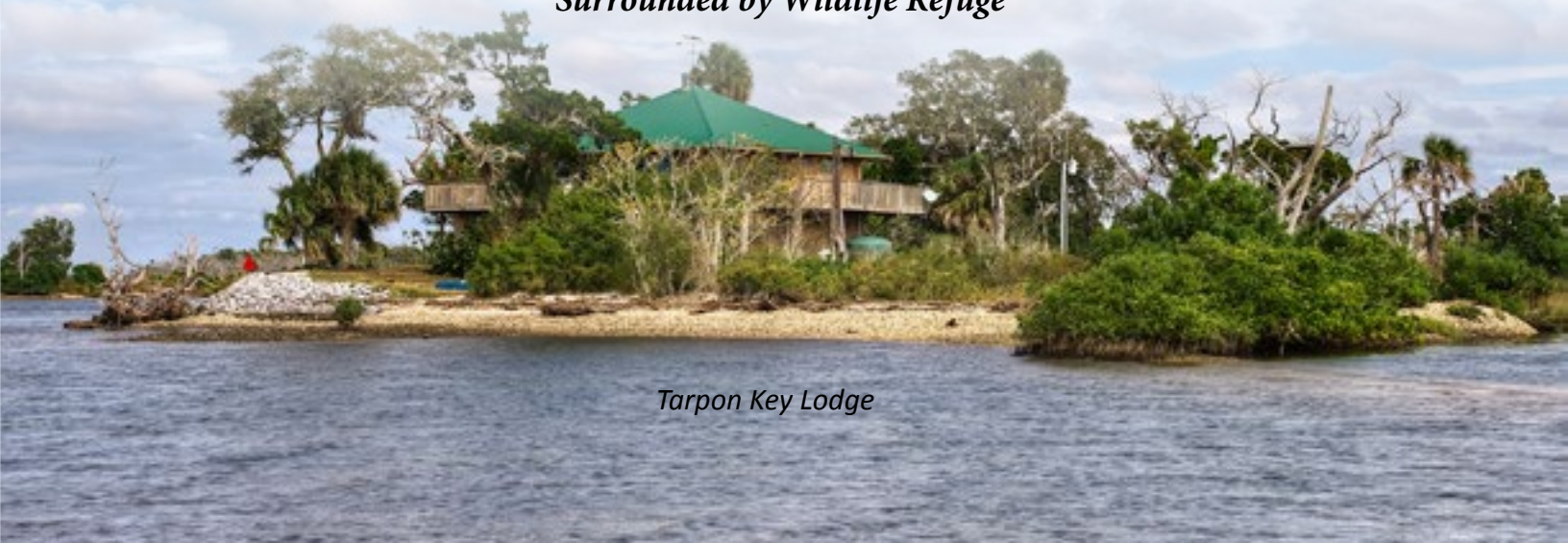
Current Use: Family vacation home, rental income home, retreat

Recreational Uses: Fishing (Redfish, Trout, Snook, Tarpon, etc.), scalloping, boating, swimming

Personal Recreation, Corporate Retreat, Turn-key Rental Business!

In-season, Out-of-Season Renters in Place

***On the Gulf of Mexico at the Mouth of the Homosassa River
Surrounded by Wildlife Refuge***



Tarpon Key Lodge

Homosassa, Florida  Citrus County
LODGE

Fishing! Tarpon, Snook, Redfish, Trout, Grouper



Manatee Watching



Boating / Springs



Swimming



Fishing



What a Catch!



Kayaking & Canoeing



Air Boating

Homosassa, Florida



Citrus County

Tarpon Key Lodge



Panoramic View from Front Porch



Native Wildlife



Scallops!



Homosassa, Florida



Citrus County



Aerial Video!

For additional maps and details, go to:

www.SaundersRealEstate.com/Tarpon

***Premium Recreational Paradise!
Wide Variety of Recreation, Water Sports, & Wildlife
Scalloping, Fishing, Boating, Swimming, Snorkeling, Bird Watching,
Canoeing, Kayaking, Air Boating, Manatee Watching***



PRIVATE ISLAND WITH EXECUTIVE LODGE

*Stunning, Panoramic Views of the Gulf of Mexico
from the Lodge 360-degree Wrap-around Verandah!*

*Personal Recreation, Corporate Retreat, or Turn-key Rental Business
In-season, Out-of-Season Renters in Place!*

Aerial Video!

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