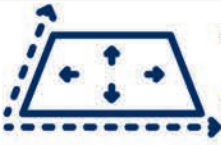


A PILOT'S DREAM



298 PLANTATION DR. HIGHLIGHTS



.61 ACRES



2880
HTD SF



2 PRIMARY
SUITES



2.5 BATHS



1/1 ADU IN
40X48 BLDG



WORKSHOP
IN 40X48
BLDG



FLY-IN, FLY-
OUT

If you like the sky, this is your place. Built strong and true. Two bedrooms and two and a half baths in the main house. Another bedroom and bath for guests or in-laws, in a full detached apartment. The home stands in Cape Plantation, next to the runway. There is a deeded taxiway out to 4,230 feet of turf at Costin Airport. A51. Planes come and go. You could land yours here and taxi home. There are many upgrades. You will see them wherever you look. Or ask for a list. We'll send you one. Here, the air is clear and the days are long. The home is waiting, honest and quiet. If you want a place by the sea, with room for the sky, you have found it.

FOR VIDEO



SCAN
ME



• **Spectacular Custom-built airport home in Cape Plantation - Ideal for Aviation Enthusiasts** •

298 Plantation Dr., Port St Joe, FL 32456

- **If you like the sky, this is your place!**
- Land your airplane and taxi right up to your house w/Deeded taxiway access to 4,230' turf runway at Costin Airport A51
- 2 primary suites, 2.5 bathrooms in the main house
- Additional 1-bedroom, 1-bathroom ADU guest/in-law suite in 40 x 48 building
- Ideal space for hosting events
- See Deer and Bald Eagles regularly

Improvement Costs Since Purchase: \$42,545.00

- Exterior Painting - \$15,700.00
- Laundry Room Shelves and hanging rack - \$785.00
- Guest Apartment/ADU build out - \$22,850.00
- Kitchen Light Replacement - \$950.00
- Shop Walls and Cabinets - \$2,260.00

Living & Entertaining:

- Expansive open living area
- 10-foot ceilings and 8-foot doors
- 4" interior Bahama shutters and warm wood floors
- Cozy gas fireplace
- Wall of sliding stack doors extends living space into an inviting climate-controlled sunroom

Convenience & Comfort:

- Foyer with adjacent half bath
- Access to 3-car garage through Laundry/Mud/Safe room (w/Heavy Duty Cannon Gun & Valuable Safe included)
- Separate mechanical room inside the 3-Car garage to access:
 - Recirculating tankless gas water heater
 - HVAC system
 - Google Wireless Home Network (seller will leave if desired)
 - Door to exterior side-yard
- Rain Soft water softener / filtration system in garage
- Natural gas whole-home Generac 22kW generator (self-tests 1x/week – Saturday at 10 am)
- City water & sewer
- X-Flood Zone
- Ring doorbell at front entry and all doors have coded entry access locks
- 3-TV's stay with home (75" in Living room, 65" in Sunroom, 65" in Apartment)

Chef's Kitchen:

- High-end stainless-steel appliances
- Quartz countertops and island/breakfast bar with oversized 31" wide AKDY SS farm sink
- 36" Café commercial-stye gas range w/6.2 cu ft gas caterer oven and range hood
- Frigidaire Professional stainless side-by-side column refrigerator & freezer with interior water dispenser and drawer ice maker
- Frigidaire Convection Microwave Oven
- Walk-in pantry w/auto on/off light

Bedrooms & Baths:

- Two mirror-image primary bedroom suites

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298 Plantation Dr., Port St Joe, FL 32456

- Each with a large walk-in closet and an ensuite bath featuring double quartz-top vanities and walk-in showers
- Private screened porches with direct access to the sunroom
- Electric boxes in wall for mounting TVs in both rooms plus TV mount in right bedroom

Additional 40x48 Building:

- Epoxy floors, full utilities, and full HVAC unit
- Recently transformed into a full ADU/guest/in-law suite with full-size kitchen, full bath with on-demand tankless water heater, and in-closet laundry room w/washer and dryer
- Separate workshop - Plumbed for air compressor, Wired for welder, separate office or studio space
- 30- & 50-amp RV hook ups with water located on the back right corner of the building
- Potential for rental income or personal use (see HOA docs for restrictions)
- Convertible to an aircraft hangar (designed for I-Beam and bi-fold door addition) – best suited for light sport aircraft like a C172 or a PA28
- Enough room behind 40x48 building to build additional covered aircraft parking, hanger space, or RV parking structure (see survey)
 - Current removable/repositionable fence extends to roughly 36' beyond the structure. There is bright orange marking tape on it to give a visual of roughly where you could potentially extend the current building/add an addition to
- New shop walls and cabinets stay (metal rolling shelves do not)

Exterior Features:

- Freshly painted exterior – March 2026
- Hardie board lap siding, standing seam metal roof, hurricane-rated windows
- Circular driveway w/3-Car garage (room for golf cart!)
- Access to the adjacent St Joe Golf Course (w/pool, bar, and full restaurant)
 - Walk or golf cart via rough access beyond Plantation Dr. near the Country Club
- Plenty of room for a pool (see survey)
- Outdoor shower and dog washing area
- Unfinished outdoor kitchen area with concrete pad, electrical, water, sewer
- Shallow irrigation well for landscaping/sod (Zoysia grass – drought tolerant, low-maintenance, water-efficient)
- Birdhouses in back yard

Location:

- Close to St. Joseph Bay, beautiful beaches, shopping, and dining
- 1.8 Miles to Ascension Sacred Heart Hospital
- 2.2 Miles to St. Joseph Bay Golf & Country Club by Car (or walk/golf cart from within neighborhood)
- 4.5 Miles from Port St Joe
- 21.5 Miles from Apalachicola
- 40.5 Miles from Panama City

Utilities Averages – Entire property on one meter:

- Water – Gulf County ~\$60/mo.
- Natural Gas – St. Joe Natural Gas ~\$100/mo.
- Electricity – Duke ~\$300/mo.
- Trash – BCC ~ \$80/3 mos. w/extra trash can (i.e. \$27/mo.)
- Sewer – City of PSJ ~\$40/mo.
- Internet – Consolidated
- Direct TV – transferable w/no contract

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298 Plantation Dr., Port St Joe, FL 32456

Misc:

- Large format survey available
- 20-foot-wide taxiway easement per CCCRs – Recorded in OR Book 107 pg. 1058 of public records (see survey and updated 2024 HOA docs w/new setback of 50-feet from eastern lot line)

Inclusions:

- 3-TV's (75" in Living room, 65" in Sunroom, 65" in Apartment)
- Kitchen Island bar stools
- Cream couches and gray recliners in the living room
- Portable fireplace on sunroom porch
- Birdhouses
- Google wireless home network

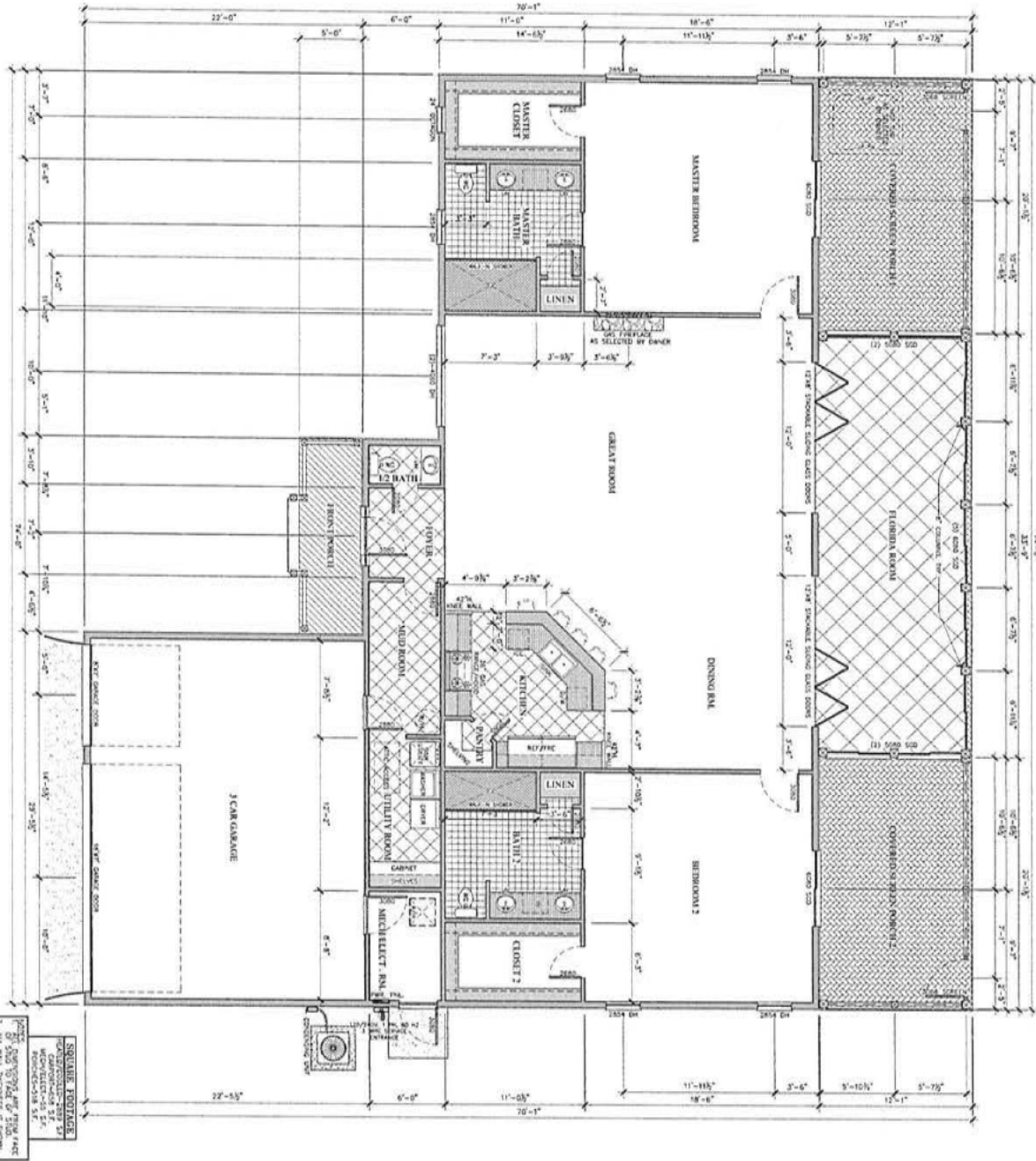
Negotiable:

- Fence behind apartment (it is removable and relocatable)
- Wicker sunroom furniture

Exclusions:

- Metal rolling shelves in apartment workshop

FLOOR PLAN
SCALE: 1/8" = 1'-0"



A2.00

DRAWN	REVEALED	REVISIONS	REPRODUCTION OR electronic transmission of these drawings or any part thereof is prohibited without written approval of Charles A. Gaskin, Drafting & Design. These drawings are protected by U.S. copyright laws and violators are subject to legal recourse.
EAG			
PROJECT NO.	KIRBY2018		
DATE	8/24/18		

FLOOR PLAN
RESIDENCE
100
LOT 14 CAPT. PLANTATION RD., PORT ST. JOE, FLORIDA

CHARLES A. GASKIN
321 GASKIN STEEL ROAD
RENAISSANCE, FLORIDA 32465
PHONE: (904) 639-4820
CELL: (904) 639-0538

ARCHITECTURAL DRAFTING & DESIGN

PLAT OF BOUNDARY SURVEY FOR:

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 25, TOWNSHIP 8
SOUTH, RANGE 11 WEST, GULF
COUNTY, FLORIDA

SOUTH
32.32 (D)

S89°42'30"W 399.66'(D)
SOUTHERLY RIGHT-OF-WAY BOUNDARY OF
WEST RUTHERFORD ROAD (66' R/W)

1155.41'(D)

S02°26'47"W 100.00'(D)

S02°26'47"W 100.00'(D)

S02°31'14"W 100.10'(M)

S02°26'47"W 100.00'(D)

S02°31'14"W 100.10'(M)

S02°26'47"W 100.00'(D)

S02°26'47"W 100.00'(D)

S02°26'47"W 100.00'(D)

S02°26'47"W 100.00'(D)

S02°26'47"W 100.00'(D)

S02°26'47"W 100.00'(D)

COSTLIN AIRPORT

ORB 560, PAGE 944



North

FIRC (1/2") NO 10

FIRC (1/2")

FIRC (1/2") #1999

FIRC (1/2") #1999

LOT 1
BLOCK "D"

POINT OF BEGINNING

FIRC (1/2") #8011

FIRC (1/2") #8011

FIRC (1/2") #8011

FIRC (1/2") #8011

FIRC (1/2") #8011

FIRC (1/2") #8011

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FIRC (1/2") #8011

FIRC (1/2") #8011

FIRC (1/2") #8011

FIRC (1/2") #8011

LEGEND

- △ POINT NOT SET OR FOUND
- RP RECORD PLAT
- R/W RIGHT-OF-WAY
- M MEASURED
- NOT TO SCALE
- SIRC SET 5/8" RE-ROD #7160
- FCM FOUND CONCRETE MONUMENT
- FIRC FOUND IRON ROD AND CAP (5/8")
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- SM SEWER METER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- MAL DOX
- WATER METER
- IRRIGATION CONTROL VALVE
- 3" DIA. SFP TIC LID
- ELECTRIC OUTLET

NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: All bearings established by Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.
8. See attached sheet for legal description.

EFFECTIVE FLOOD ZONE INFORMATION:

Subject property is located in Zones "X" & "X" (0.2%) as per Flood Insurance Rate Map Community Panel No: 120098 0343H index date: March 9, 2021, Gulf County, Florida.

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 180 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-942-2511 FAX NUMBER: 850-942-1111
L.B. 724

DATE: 01/08/25	DRAWN BY: BA	N.B. PER PLAT:	COUNTY: GULF
FILE: 25098.DWG	DATE OF LAST FIELD WORK: 01/08/25	CHECKED BY: AW	JOB NUMBER: 25-008

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5A-17.001/052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY, P.S.
Surveyor and Mapper No. 4261
Florida Certificate No. 4261