

SOUTH TAMPA NEIGHBORHOOD GUIDE

Culbreath Isles

South Tampa's oldest guard-gated neighborhood, on the water.

ZIP 33629 · Old Tampa Bay · West of Westshore Blvd

Culbreath Isles is a guard-gated, deed-restricted waterfront neighborhood on Old Tampa Bay, just west of Westshore Boulevard. Homes rarely come up for sale. When they do, buyers are paying for the address, the water and the gate as much as the house itself. Many of the homes date to the 1960s and 70s. What doesn't age is the location.

At a Glance

MEDIAN SOLD PRICE	$6,500,000
MEDIAN $ / SQ FT	$1,006
HOMES SOLD	3 in the last 12 months
SALE-TO-LIST	92.9% median
HOA	About $3,000 a year
GATE	Guard-staffed 24/7
ZIP	33629 (some addresses 33609)
SCHOOLS	Mabry Elementary · Coleman Middle · Plant High
FLOOD ZONE	Mostly AE; open-bay lots can be VE
DRIVE TIMES	Westshore ~5 · TPA ~12 · Downtown ~15 · TGH ~18 min

Stellar MLS, single-family closed sales, Nov 2025 – Nov 2026. Pulled Nov 3, 2026.

Why it's different

24/7

STAFFED GUARD GATE

Guests, contractors and deliveries all check in. In South Tampa, that's rare. Add deep-water canals that run straight out to Old Tampa Bay, and you have a neighborhood people move into and rarely leave.

0

HOMES LISTED ON MLS · NOV 3, 2026

Homes in Culbreath Isles

1960s & 70s originals

Colonials and Georgian brick, often with low ceilings and dated layouts.

Renovated originals

Updated inside, same footprint. Often the best value on the water.

Newer custom builds

Mediterranean, Key West and contemporary homes on rebuilt lots.

HISTORY & LANDMARKS

How Culbreath Isles Came to Be

Late 1860s
Colonel Harry C. Culbreath homesteads this part of the Interbay Peninsula, growing oranges along Old Tampa Bay. The neighborhood carries his name.

1960s
Tampa builder Joe Byers develops Culbreath Isles, dredging canals to create waterfront lots. It's gated and deed-restricted from the start.

2000s
Westshore Yacht Club opens about 40 years later, which makes Culbreath Isles South Tampa's oldest guard-gated neighborhood.

2026
Original homes sit alongside newer custom builds. Three homes sold this year, from $5.6 million to $9.55 million.



The entrance off Westshore Boulevard.

"In Culbreath Isles, you're buying the location, not necessarily the house. And once people buy in here, they never really leave."

KELLY BURCHILL

Landmarks

The guardhouse
On Westshore Boulevard, staffed around the clock.

The Grand Canal
The widest water in the neighborhood, with some of its largest homes.

St. Croix & New Providence
The two open-bay streets. Biggest views, best sunsets.

Old Tampa Bay
West-facing lots look straight into the sunset.

Westshore Business District
International Plaza, offices and dinner, about five minutes north.



The gate is staffed 24/7.

LOCAL PICKS & HONEST ADVICE

Living in Culbreath Isles

There's nothing within walking distance. Everything is a short drive up Westshore.



Oak-lined interior streets.



Newer homes sit on rebuilt lots.



Georgian brick to Key West.

My Picks Nearby

International Plaza
SHOPPING
2223 N. Westshore Blvd.
simon.com/mall/international-plaza

Publix at Westshore
GROCERIES
4900 W. Kennedy Blvd.
publix.com

Ocean Prime
STEAK & SEAFOOD
2205 N. Westshore Blvd.
ocean-prime.com

Eddie V's
SEAFOOD · LIVE MUSIC
4400 W. Boy Scout Blvd.
eddiev.com

The Sapphire Tampa
SUPPER CLUB
4410 W. Boy Scout Blvd.
thesapphiretampa.com

Union New American
WOOD-FIRED AMERICAN
1111 N. Westshore Blvd.
uniontampa.com

The Honest Part

Flood risk is real. Check the flood zone and elevation certificate, and get an insurance quote before you offer.

The house may not match the price. Many homes need renovation or a rebuild.

Homes sell under list. All three 2026 sales closed 6–9% below asking.

Listings are rare. The best opportunities often never hit the MLS.

It's deed-restricted. Read the restrictions before you go under contract.

You'll drive for everything. No coffee shop or restaurant inside the gate.

Thinking About Culbreath Isles?

I'll tell you what a house is actually worth, what the flood risk looks like, and whether it's the right fit, even if the answer is no.

Kelly Burchill
Broker Associate at Compass, Florida and New York
813.758.3292
kelly.burchill@compass.com
kellyburchill.com