
$699,000
CONDOMINIUM
12601 Mastique Beach BLVD 1102
12601 Mastique Beach Boulevard, Fort Myers, Florida, 33908, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026004854**
Bedrooms	**3**
Building size	**2352 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

FEES REDUCED AS OF 07-01-'26! A soothing coastal feel inside reflects Gulf to Bay views outside. This 2,062 sq ft under a/c with 3 bedrooms and 2 bathrooms is open and filled with lots of natural light. A secured elevator opens to a private foyer with double door entry. Once inside, your eyes are drawn out the wall of floor to ceiling impact sliders introducing you to sparking water views of a 25-acre lake, the Bay & Gulf beyond. Over 700+ acres of preservation land protect the mesmerizing views from future development & offer you a ‘ringside’ seat to watch the many native birds flying above and resting within the mangroves. The floor plan offers a centralized kitchen with white Shaker style cabinet doors, a breakfast bar for more guest seating, granite counters, walk-in pantry, SS appliances & hood (the refrigerator was replaced in ’24), tile backsplash and floating shelves. Because it is open to the living/dining room, the chef in the family can engage with guests while preparing meals as well as enjoying the water and nature vistas in the distance. An approx. 300 sq ft. screened and tiled lanai offers outdoor space to relax or entertain while taking in the views. Recently installed Storm Smart Kevlar shades offer peace of mind and a higher level of protection on top of the impact glass. The primary bedroom suite is located on one side of the split floor plan and has access to the lanai, 2 walk-in closets, in-suite bathroom with updated and upgraded walk-in shower, 2 separate vanities, soaking tub and private water closet with extra storage. Two guest bedrooms and guest bathroom are

on the opposite end from the primary bedroom allowing for privacy for you as well as your guests. An actual designated laundry room provides ample space for daily tasks. No carpet – tile is installed throughout the main living and wet areas and luxury vinyl in all 3 bedrooms. New ceiling fans add to the ambiance. This unit is being offered furnished with a few exceptions so you can move directly in following closing. Two under building parking spaces and de-humidified storage area convey. Located in prime Inona area of S Ft Myers, close to FMB and Sanibel beaches, restaurants, shopping, grocery. Experience the island lifestyle offered by Mastique, a low-density community. Situated on a 25-acre lake is a 6000 sq ft clubhouse, resort style, salt-water pool and spa. A mile long shell path surrounds the crystal-clear lake. Catch and release fishing is permitted. A paddle boat is avail to glide over the top of the 35’ deep lake. Refurbished tennis/Pickleball courts, Bocci ball/putting green & dog park are offered on the lushly landscaped grounds providing that tropical island feel – as if you are staying at a resort or away on vacation yet in reality, you are at home living your best day-to-day life. NOTE REDUCED QUARTERLY FEES: Master Assoc = $1492 & Condo Assoc = $1947!
