

SINGLE FAMILY RESIDENCE

15830 Gleneagle CT

15830 Gleneagle Court, Fort Myers, Florida, 33908, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026003079**
Bedrooms	**3**
Building size	**2249 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Opportizzling time to buy... If your purchase will be your homestead property and you want to take advantage of the new increased exemption, then get this property closed by year end, the Seller will look at all reasonable offers... This home, this property is a hidden gem, hidden behind lush landscaping, at the end of a quiet cul-de-sac with tropical curbside appeal, you only get one chance at making a first impression-this property will ensure a lasting impression as you meander along the way with the inviting front brick patio and garden area. Peace, privacy and a spacious oversized pie-shaped lot. Comfort and casual living in this 3 BR, 2 Bath, split floorplan with Formal LR and DR (and that’s not to say you couldn’t convert this space to game room, sitting room or welcoming parlor); and anchoring the Family Rm with its Cathedral ceiling, is a timeless, wood burning fireplace, crackling away on those very seldom chilly winter nights. Kitchen has been updated, soft close drawers, under counter Lazy Susan cab, under cabinet lighting, SS appliances, a coffee/wet bar area. At the heart of the kitchen stands a versatile island, blending comfort and utility. Designed to serve as a welcoming breakfast bar, chef prep or serving station it’s illuminated by pendant lights casting a warm glow. Stretching over the counters is a tastefully selected Cambria quartz with neutral tones and clean lines. Tile and Vinyl flooring throughout, bathroom vanity updates, Plantation shutters throughout. Approaching this home, the stunning metal roof, installed in 2019, doesn’t go unnoticed.

Your front entry is a charming repurposed antique garden gate for screen enclosure and a single French entry door allowing natural light to flow through. There are pocket sliders from the LR out to the Lanai offering unobstructed view and access to the outdoors, additional sliders off the kitchen area. Enjoy the year-round Florida weather in your private, oversized cloud shaped swimming pool/spa and the oversized Lanai area, perfect for outdoor entertaining and /or just unwinding after a long day, flora, fauna your retreat, day or night. Built in 1987, CBS construction, approx. 2300 sqft of total space, volume ceilings, a 2 car garage with a man door, .35 of an acre. McGregor Woods, a prime location and like no other, with convenient access to dining, shopping, medical, airport and not to forget how close to the beautiful Sanibel, Captiva and Ft. Myers Beaches, a highly recognized community. If you are looking for a cookie cutter community, sorry, this is NOT for you. If you are looking for your own array of botanical vegetation, be sure to ask for the owners list. Location, location, location... Know your NO’s…NO CDD-so no added cost to annual property tax bill, NO-City Tax! NO elaborate amenities equate to low HOA fees and NO zero lot lines-allowing for privacy and well vegetated properties. KNOW what and who you're clicking on when you want more information.
