

CONDOMINIUM

2797 1st ST 106

2797 1st Street, Fort Myers, Florida, 33916, United States

Property Details

Type	**Condominium**
MLS #	**2026001172**
Bedrooms	**4**
Building size	**2463 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**20**
Exterior	**Block**
Interior	**Vinyl**

Description

PRICE REDUCED! Rare opportunity to own a unique ground-level condo in the luxurious Beau Rivage community, with a private entrance (no elevator or lobby entrance necessary) and soaring 13’ ceilings. This one-of-a-kind unit features two private patios and is located next to a peaceful canal where manatees and dolphins are often seen. The kitchen was fully updated in 2025 with new quartz countertops and cabinets. LVT flooring was installed in 2024 throughout the living areas and bedrooms. Major updates include HVAC (2021) and water heater (2023). The building was recently repainted and re-roofed in 2025, and the condo did not flood during Hurricane Ian. Additional features include two covered parking spaces protected from the elements, a private storage closet located right by the unit entrance, and only electric utilities to pay. Enjoy unmatched convenience with free trolley pickup right out front, providing easy access to downtown Fort Myers dining, shopping, and entertainment. Located in one of Fort Myers’ most desirable waterfront communities with resort-style amenities, this condo offers privacy, convenience, and low-maintenance luxury living. SELLERS ARE MOTIVATED, MAKE AN OFFER! ALL WILL BE CONSIDERED.