

$535,000

CONDOMINIUM

5260 S Landings DR 1409

5260 S Landings Drive, Fort Myers, Florida, 33919, United States

Property Details

Type	**Condominium**
MLS #	**2025025141**
Bedrooms	**3**
Building size	**3100 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Concrete**
Interior	**Carpet**

Description

DREAM BIG it's an OPPORTIZZLING time! EXPANSIVE RIVER VIEWS and the Sellers are motivated to fulfill their dreams, price was reduced and should motivate you to fulfill your dreams. A strong management and a well-structured, well-maintained bldg along with a low-maintenance community offering exceptional value with a desirable resort-inspired lifestyle-this is your country club. Why settle for a Riverfront downtown or a Lake front Park high rise stack when you can enjoy panoramic Intercoastal River front/views and resort living among 250 acres? This exceptional high-rise “Ariel Condominium of The Landings” offers an unmatched blend of luxury and space. The all-inclusive Landings community comes complete with a Gulf access-deep water Marina (first come basis, Ships store and fuel dock), Golf Course (18 Hole,Pro shop),Curated dining (2 onsite Restaurants-one is waterfront), 16 lighted Har-Tru Tennis Cts, 8 Pickleball,18 stocked lakes to fish, Fitness Rm, Picnic Pointe and more. The “Ariel” offers its own lifestyle shared by the 135 private owners. Step outside your door to amenities that rival a premier destination resort. The “Ariel” offers amazing waterfront views, an unblocked skyline, an anticipated approach as you meander through the thoughtfully well-planned community, small neighborhoods, lush/mature vegetation framing every corner. You’re not craning your neck for a close-up, looking up at the 18-story building before you—instead, you approach it from a distance, able to truly appreciate the architecture and the way it rises gracefully

above the landscape, admiring its scale, its design, and its presence. Experience the openness, privacy, and lifestyle that only a community of this scale can provide. Built in 1983, this updated bldg, meeting all current codes and completed studies, has all of its own amenities. Updated condo offers, 2500 SQFT, 3 BR/2.5, 14th floor, desirable “09” end stack w/impact hurricane sliders/windows, neutral tones and clean lines, AC and HWTR 3-4 yrs old. Crown molding, tile on diagonal, wood flrs. Kitchen offers plenty of counter space, oversized refrig/freezer, wall oven. Now for your dining options-eat in kitchen, LR/DR combo or for your breakfast, lunch or dinner, sunrise to sunset-out onto your screened lanai’s. An impressive 60'+ screened in balcony showcases unobstructed river views stretching to downtown Ft Myers, SW toward Sanibel. As night falls, city lights shimmer while you watch the boats quietly returning, ending the day with an evening night cap on your private MBR Balcony, star studded for sure, decision that lasts a lifetime and an investment in tomorrow’s security. Location, location, location w/easy access to beaches, healthcare, dining, airport, shopping, culture—ask yourself…” Just what is the downtown living location convenient for anyway?” Know all you need to know. Information highway directions: Know what you and who you are clicking on.
