
$229,900
CONDOMINIUM
13331 Medinah CIR W 1
13331 Medinah Circle, Fort Myers, Florida, 33907, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2025012174**
Bedrooms	**2**
Building size	**1340 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

UNLIMITED GOLF, TENNIS & PICKLE BALL INCLUDED IN H0A FEE! BRAND NEW AIR CONDITIONER! This highly desired, GROUND FLOOR St. Croix Golf Villa has, without a doubt, one of the most desirable Views in the entire complex! This impressive Villa is ideally situated overlooking the golf course and 16th FAIRWAY. With 1340 square feet of comfortable living, this two-bedroom, two bath home features a single car garage and INCLUDES A GOLF CART for effortless community access to Seven Lakes. Enjoy serene golf course views from the living room, kitchen and enclosed lanai, all protected with ELECTRIC SHUTTERS across the back and ACCORDION SHUTTERS ON THE SIDE. Inside, neutral tile flooring flows thru most of the home, including enclosed lanai and kitchen, The spacious primary suite offers a sitting area with French doors to the lanai, a walk-in closet, and a beautifully updated tile bath with dual sinks, custom lighted mirrors and a mirrored storage closet. The split floor plan provides privacy with the guest bedroom on the opposite side, featuring a tub/shower combo with elegant glass doors. The laundry room accommodates a full-size washer and dryer, extra cabinetry and direct garage access . Life at Seven Lakes is unmatched! RESORT-STYLE AMENITIES include 6 heated community pools, clubhouse, bocce, shuffleboard, basketball, billiards, hobby rooms, dog park, BBQ and picnic areas, a putting green, and even a private restaurant. The HOA fee also covers water, sewer, trash, fiber optic cable, internet and community landscaping—an incredible value. In

addition to Unlimited Golf, there are no green or trail fees on the beautifully maintained 18-hole, Par 60 course right outside your door! This AWARD-WINNING 55+ community is a golfer’s dream, offering a vibrant, active lifestyle surrounded by friends who share your passion. After a round, enjoy a full calendar of activities including Tennis, Pickleball, Bus Trips, Movies, Trivia, Karaoke, Mahjong, Bingo, Zumba, Library, Fitness Center, Wood Shop or enjoy 1 of the 6 community pools! The community has never flooded, this unit sustained no storm damage, and the HOA fee was recently reduced with reserves now fully funded. Furnishings are negotiable, making this Golf Villa truly move-in ready. OWNERS ARE MOTIVATED TO SELL NOW. Don’t wait until Fall. Prices are going up and inventories are going down. NOW is the time to buy YOUR PIECE OF PARADISE! Visit sevenlakesassoc.com for more information about this Vibrant, Secure and Welcoming Community, where every day feels like a VACATION!
