
$209,900
SINGLE FAMILY RESIDENCE
190 Brooks RD
190 Brooks Road, North Fort Myers, Florida, 33917, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026045756**
Bedrooms	**2**
Building size	**1381 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Laminate**

Description

Two bedrooms, two full baths and 1,063 square feet of block construction on a corner lot in North Fort Myers, with the expensive work already behind it. Start with the windows, because an insurance carrier will. They are impact rated throughout. The roof was replaced in 2017 and covered again under permit two years after that, and a four point inspection less than a year old is on file. Put those together and the Florida insurance conversation stops being the part of the deal that worries you. Inside, the kitchen was rebuilt by a contractor rather than pieced together over weekends, and the primary bath was redone as well. Laminate runs through the living space, which opens up as a single great room instead of the small boxed-off rooms this vintage is known for. The refrigerator, range, dishwasher, microwave, washer, dryer and the air conditioning all went in after Hurricane Ian, so the working parts of this house are a good deal younger than 1961 suggests. All of it stays. Solar panels sit on the roof under a lease the buyer takes over, and they have brought the power bill down to roughly forty dollars a month. Out back there is a screened porch for the hours when sitting outside here is actually pleasant, a patio past it, a fenced yard and a metal shed on its own slab. The lot measures 82 feet across and roughly a fifth of an acre, which leaves room for a pool. Attached garage, concrete drive, 200 amp panel. No HOA and no deed restrictions, so nobody to ask about the boat or the work truck. Downtown Fort Myers is a couple of miles south across the river, and this is

one of eleven lots on a street where very little changes hands. For a first-time buyer this is a house that will not be asking for money back any time soon, and for anyone cutting down to the space they actually use, it is already the right size.
