
$1,295,000
SINGLE FAMILY RESIDENCE
17911 Grey Heron CT
17911 Grey Heron Court, Fort Myers Beach, Florida, 33931, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026044943**
Bedrooms	**4**
Building size	**5028 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Floor	**2**
Exterior	**Vinyl Siding**
Interior	**Laminate**

Description

Welcome to the highly sought-after PALM ISLES waterfront gulf-access boating community! Positioned just two miles from downtown Fort Myers Beach, this stunning, fully refreshed three-story residence offers unobstructed, direct boat access to the Gulf (no bridges). Meticulously designed for grand entertaining, effortless relaxation, and versatile multigenerational living, this home comes complete with a PRIVATE ELEVATOR servicing all three levels. The Ground Level features a welcoming entry foyer; convenient powder room; flexible fitness/bonus room with access to pool; and access to the expansive 2 car + tandem garage with abundant storage for vehicles, water toys, and outdoor gear. Positioned on the landing between the ground and 1st floor is a multi-use craft/laundry room that is also a high-security Safe Room with a reinforced steel door and bar lock. The 1st floor (Main Living) offers a Sun-drenched open-concept floor plan framed by panoramic water views. Includes a chef’s kitchen with custom epoxy countertops and an abundance of cabinetry and workspace. The Dining and living areas open to an expansive covered lanai overlooking the canal and pool area and a second balcony with panoramic views of the cul de sac and canal. There is also a private guest suite with full bath. The 2nd floor Features three oversized bedrooms with ensuite bathrooms. The highlight is the huge luxurious owner’s suite with updated bathroom including glass shower and dual sinks and enormous walk in closet. A versatile loft area is ideal for an executive office, media den, or nursery.

This home has undergone extensive upgrades, including interior and exterior paint, refreshed kitchen and bath finishes, brand-new ceiling fans, and modern light fixtures throughout. Enjoy outdoor Florida living with Solar-heated pool, spa, deep-water canal access setup with two deeded boat lifts—perfect for quick inshore excursions or offshore fishing runs. Key mechanical and luxury systems have been fully serviced—including the elevator controls, dual boat lifts, and solar pool heating system. Additional peace-of-mind features include durable exterior vinylsiding, a newer Metal roof (2023), Two newer ACs (2022) and a whole-home standby generator conveniently elevated on the second-floor balcony. The larger lift is in the 14,000 - 16,000 pound range and has a new lift motor andd cables. Whether you're searching for your forever home, a vacation getaway, or a luxury investment, this Palm Isles beauty has endless potential and a location that truly delivers. Check out the walkthough virtual tour.
