
$649,400
SINGLE FAMILY RESIDENCE
13361 Marquette BLVD
13361 Marquette Boulevard, Fort Myers, Florida, 33905, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026044616**
Bedrooms	**3**
Building size	**3111 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

LAID-BACK FORT MYERS WATERFRONT LIVING — WHERE EVERY DAY FEELS LIKE AN ISLAND GETAWAY! SWEEPING INTERSECTING-CANAL VIEWS, DIRECT GULF ACCESS, WRAPAROUND DOCK, 7,500-LB BOAT LIFT, AND OVERSIZED 3-CAR GARAGE! Some homes offer a water view. This one makes the water part of everyday life. Nestled along wide intersecting canals in Fort Myers Shores, this beautifully updated 3-bedroom, 2½-bath home offers approximately 2,285 square feet of living space and the freedom to embrace Southwest Florida’s boating lifestyle from your own backyard. Imagine beginning your morning with a latte on the screened lanai as sunlight dances across the water. Keep an eye out for a passing dolphin or manatee—you never know what nature may have in store! When the mood strikes, step aboard your boat from the private wraparound composite dock, lower it from the 7,500-pound lift, and cruise toward the nearby Caloosahatchee River and Intracoastal Waterway, with the Gulf beyond. Need fuel? CTen Marina is approximately one mile upriver, while The Boathouse Restaurant is approximately one mile downriver for delicious waterfront dining. Whether fishing, cruising, or exploring, adventure begins at home. Inside, natural light and beautiful water views welcome you into a floor plan featuring a formal living room with an elegant tray ceiling, separate dining room, and spacious kitchen opening to the family room. Granite countertops, upgraded cabinetry, stainless-steel appliances, a highly desirable gas range, and

generous island make entertaining a pleasure. Plantation shutters, volume ceilings, and sliding glass doors to the lanai complete the relaxed Florida atmosphere. The spacious primary suite opens to the lanai and features a walk-in closet and private bath with dual vanities and a separate shower. Two additional bedrooms welcome family and guests, while a lanai-accessible half bath adds convenience. Outside, the fenced backyard invites you to relax beside the water, gather around the firepit, or simply enjoy doing absolutely nothing at all. There’s even the possibility of adding a private swimming pool, subject to applicable setbacks, permitting, and approvals. Imagine your own little waterfront paradise! Improvements include a 2018 roof, 2023 A/C, upgraded kitchen and bathroom cabinetry, 2023 kitchen reverse-osmosis filtration, 2024 vinyl fence, hurricane-impact windows, 2025 Storm Smart flood barrier system, and 2025 camera and security system. Well-fed landscape irrigation avoids using metered household water for watering. A 2022 boat lift canopy, generator, safe, and appliances are included. The oversized three-car garage offers plenty of room for vehicles, boating gear, and storage.
