

$446,500

SINGLE FAMILY RESIDENCE

16361 Vesta LN

16361 Vesta Lane, Fort Myers, Florida, 33908, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026044000**
Bedrooms	**3**
Building size	**2194 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

NO HOA! OVERSIZED LOT! PRIVATE POOL! MINUTES TO SANIBEL ISLAND AND FORT MYERS BEACH! Discover the freedom of Southwest Florida living in this 3-BEDROOM, 2-BATHROOM POOL HOME WITH A 2-CAR GARAGE, offering 1,653 square feet of living space on an oversized lot in a highly desirable neighborhood just off McGregor Boulevard! BRAND-NEW AIR CONDITIONING SYSTEM, INCLUDING ALL NEW DUCTWORK IN 2026! NO HOA MEANS MORE FREEDOM AND FLEXIBILITY! Unlike many surrounding communities, this property has no recurring HOA fees or association restrictions. The oversized lot offers ample space for parking your BOAT, RV, MOTORHOME, TRAILER, UTILITY VEHICLES, OR ADDITIONAL CARS! Bring your toys and enjoy the Florida lifestyle without the limitations of a homeowners association! The absence of HOA rental restrictions also makes this property especially appealing to investors interested in SHORT-TERM OR SEASONAL RENTAL OPPORTUNITIES, subject to applicable local regulations. Enjoy the PRIVATE SWIMMING POOL, perfect for relaxing, entertaining, or soaking up the Southwest Florida sunshine year-round. Situated just off desirable McGregor Boulevard, this home offers convenient access to the Sanibel Causeway, the world-famous beaches of Sanibel Island, and the white sandy shores of Fort Myers Beach. Enjoy boating, fishing, waterfront dining, shopping, and everything that makes Southwest Florida such an incredible place to live! Whether you’re searching for a PRIMARY RESIDENCE, SEASONAL GETAWAY,

OR INVESTMENT PROPERTY, this home offers a rare combination of location, flexibility, outdoor living, and freedom from HOA restrictions. WHY PAY HOA FEES AND LIVE WITH RESTRICTIONS WHEN YOU CAN HAVE YOUR OWN POOL, ROOM FOR ALL YOUR TOYS, AND THE FREEDOM TO ENJOY YOUR PROPERTY YOUR WAY? DON’T MISS THIS OPPORTUNITY — SCHEDULE YOUR PRIVATE SHOWING TODAY!
