

$295,000

CONDOMINIUM

11007 Mill Creek WAY 1501

11007 Mill Creek Way, Fort Myers, Florida, 33913, United States

FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026043965**
Bedrooms	**2**
Building size	**2267 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Start your day with coffee on the newly screened lanai overlooking the lake and surrounding nature. This end-unit Spoonbill model offers 1,797 square feet with vaulted ceilings, two bedrooms, a den, two bathrooms, living and dining areas, a kitchen, and a kitchenette. Sold turnkey, it is ready for you to move in and enjoy the Florida lifestyle; buyers who prefer their own furnishings may have the unit delivered empty at closing. The sale also includes a one-year American Home Shield warranty covering major systems and appliances, including the air conditioner, water heater, electrical, and plumbing. The split-bedroom layout features carpet and tile flooring. The primary suite includes dual sinks, a walk-in shower, and a spacious closet. French doors and plantation shutters make the den a private guest retreat, with matching shutters in the second bedroom and bathroom and window coverings throughout. A new roof was installed in spring 2022, with no leaks reported after recent hurricanes. Colonial Country Club offers eight pickleball courts, eight clay tennis courts, bocce, a fitness center with classes, a community pool and snack bar, a clubhouse with a bar and restaurant, and a full calendar of social events. Golf is not bundled, but Lake members may use the newly renovated Gordon Lewis course. The neighborhood pool is nearby, and a three-mile nature trail runs directly behind the unit. RSW Airport is about 20 minutes away, with convenient access to I-75, shopping, dining, Fort Myers Beach (approximately 30 minutes), and Sanibel. Make this turnkey condo

your home and begin enjoying the relaxed Florida lifestyle today.