

$403,000

CONDOMINIUM

9244 Aviano DR 102

9244 Aviano Drive, Fort Myers, Florida, 33913, United States

FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026043722**
Bedrooms	**3**
Building size	**2360 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Just in time for season this first-floor carriage home built by WCI overlooks a gorgeous green and double fairway, offering wide-open views and a sense of calm from the moment you arrive. The spacious Corsica design offers nearly 1,800 square feet of living space with a large open great room design, three generous bedrooms, 2 full baths, and a 2-car garage. Inside, every space feels open, bright, and airy. This home features an updated kitchen with a large one-level island and Bosch Black Stainless-Steel appliances. Updated lighting and fans, newer laundry room appliances and storage cabinets, water softener, new Kohler commodes, and all 88 buildings have new roofs and exterior paint with no assessments. Enjoy quiet mornings with coffee or golden-hour evenings overlooking the fairway from the oversized 24' x 9' lanai complete with Storm Smart electric roll down shutters making it easy to close up when heading north. Living in Pelican Preserve means every day can feel like a vacation. The newly expanded Town Center is the heart of this nationally recognized 55+ community, offering endless ways to stay active, social, and inspired. Swim in the indoor, resort, or lap pools. Join friends for tennis or pickleball. Enjoy live music, happy hours, movies, hobby rooms, fitness classes, and more. Optional golf memberships open the door to even more ways to enjoy the sunshine. This is the kind of home where life becomes easier, lighter, and more connected — a place where you can truly settle in and savor the Florida lifestyle.