
$415,000
SINGLE FAMILY RESIDENCE
11221 Sparkleberry DR
11221 Sparkleberry Drive, Fort Myers, Florida, 33913, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026043684**
Bedrooms	**3**
Building size	**3011 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Block**
Interior	**Laminate**

Description

Looking for a spacious, single-level home with plenty of indoor & outdoor space? Then make sure to come see this one for yourself! You will appreciate the convenience of single-level living in this well-designed home offering 1,958 square feet with 2-3 bedrooms and 2.5 bathrooms. The den provides versatile space that could easily serve as a 3rd bedroom (the den features convenient sliding barn doors & a window but does not have a built in closet). The spacious great room is open to the dining area, making it easy to host gatherings. Multiple sliders open up to an extended screened-in lanai featuring a picture-window screen that perfectly frames the stunning lake view. Just outside the lanai you will find a fully fenced in backyard that furry friends can enjoy! The large kitchen is a focal point of the home, providing ample space for meal preparation and entertaining. Retreat to the primary bedroom where you will find a beautiful en-suite bathroom complete with dual sinks, a glass walk-in shower, and a soaking tub for relaxation. Additional highlights include a dedicated laundry room equipped with a new washer and dryer (2025), a newer HVAC system (2021) and a newer water heater (2022), ensuring convenience, comfort and efficiency. An attached 2-car garage provides ample parking and storage space. For added peace of mind, the entire home is protected by hurricane shutters. Residents of Botanica Lakes benefit from an amazing, professionally managed HOA. The reasonable monthly fee covers numerous services including: cable, internet, a security system in each

home, 24-hour manned gate, landscaping for the entire community, exterior pest control & trash removal. The community also features a myriad of recreational opportunities, including a resort-style pool with a spa and sauna, a well equipped fitness center, basketball, tennis and pickleball courts, a kids' splash pad, a playground and a clubhouse with a game room. Additional features such as sidewalks, bike/jog paths and social activities create a vibrant community atmosphere you won’t want to leave! Botanica Lakes is perfectly situated along the Treeline corridor. The convenience of this location cannot be over stated! Go north to Colonial Blvd or South to Daniels Parkway - from there you have easy access to JetBlue Park, RSW airport, beaches, shopping and more!
