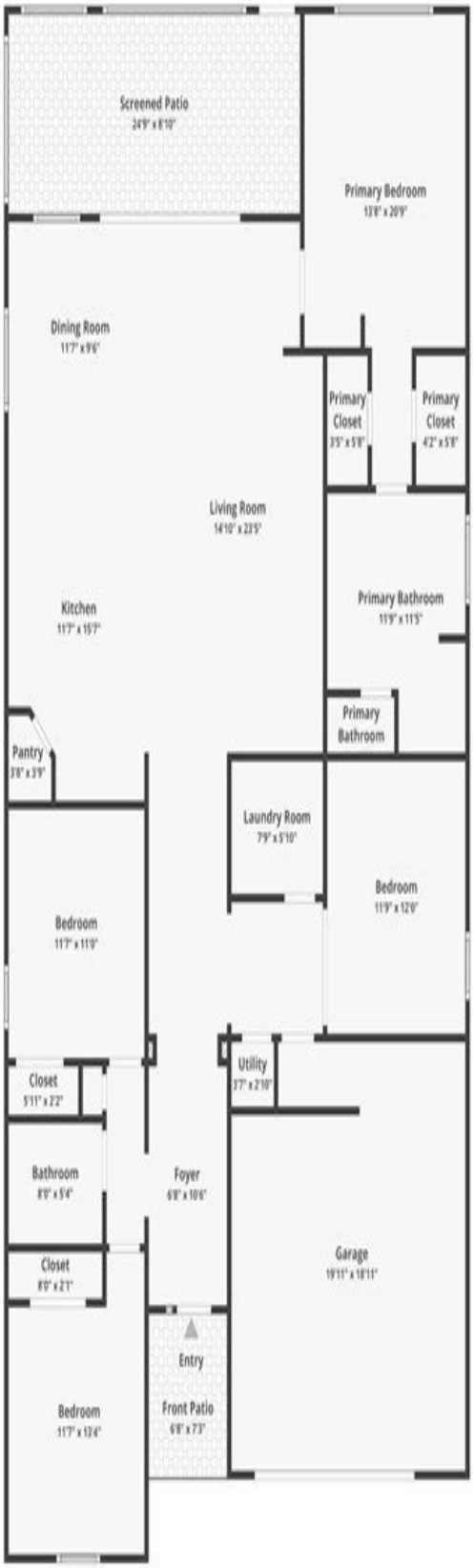
$396,000



8641 Banyan Bay Blvd, Fort Myers, FL 33907

FGCMLS

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Property Details

Type	**Single Family Residence**
MLS #	**2026043192**
Bedrooms	**4**
Building size	**2490 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

3 Bedroom + Den (4th bed) home is a true standout located on a desirable SOUTHERN rear exposure with tranquil LAKE views that fill the home with natural light. No city taxes, and no hidden CDD fees! The home is ideally situated in a prime location near the beaches, combining convenience with an exceptional Florida lifestyle. This home shows beautifully with custom Levolor blinds on thw windows and includes a gourmet kitchen with 42-inch cabinetry, ideal for both everyday living and entertaining. Recent updates include luxury vinyl flooring installed in August 2024 in all bedrooms, adding style, durability, and low maintenance appeal. An additional highlight is the seller’s commitment to install a fence- making the property ideal for children and pets. The community offers exceptionally low association fees, which include irrigation water, lawn and land maintenance, on-site management, master association fees, recreational facilities, reserve funding, street lighting, street maintenance, community pool access, and gated entry. Sellers can offer a transferable flood policy! However, water has never intruded inside the home with any of the past Storms. This property delivers outstanding value, peace of mind, and a prime location near Fort Myers beaches, making it a rare opportunity in today’s market. - Flood Policy of $2,942 is transferable