
$2,950,000
SINGLE FAMILY RESIDENCE
22000 Shallowater LN
22000 Shallowater Lane, Estero, Florida, 34135, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226034769**
Bedrooms	**4**
Building size	**7256 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**5**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Skip the waitlist... A Full Golf Membership is immediately available to be purchased from Shadow Wood Country Club upon closing on this home. A new state-of-the-art Lifestyle Center is well under way with the entire center scheduled for completion by March 2027. Amenities will include 8 har-tru tennis courts, 6 indoor air- conditioned pickleball courts, resort-style pools, poolside restaurant & bar, racquet pro shop, & a grab and go cafe. If you're looking for Luxury, Comfort & a dynamic Lifestyle this is the home for you! This magnificent Arthur Rutenberg Custom home sits on an Estate lot at the end of a quiet cul-de-sac in the Premier Oakbrook neighborhood in Shadow Wood at the Brooks. Enjoy complete privacy with no homes on the Northeast side of the property, exquisite sunsets & beautiful unobstructed views of the lake & the 12-North golf course fairway & green. The home features a split floor plan w/4 bedrooms w/ensuite bathrooms, a full lanai/pool bath, den, spacious central living area & 3-car garage. In 2016, a splendid 4th bedroom/guest suite was built - adding approx. 480 sq ft of living area, a private front entrance, courtyard, bedroom & bath. Your guests will not want to leave! This 4th bedroom/guest suite could also be used as a second master, in-law suite, or gym. Upon entering through the Cantera front doors, your eyes will immediately focus on the living room custom features including a triple tray ceiling with crown molding, mitered glass windows & a wet bar. A single tray ceiling adorns the den which features custom wood built-in cabinetry & shelves, and desk.

Numerous dining options abound - from a formal dining room to a casual breakfast room, kitchen eat-in bar area, or outdoor dining areas. The kitchen has a double tray ceiling, custom wood cabinetry, granite countertops, tile backsplash, and a center island for prepping. 90-degree sliders exit to the spacious lanai from the family room. The primary suite features a private, double-door entry, coffered ceiling, 2 walk-in closets, and a door exit to the lanai. Double door entry accesses the ensuite bath with double tray ceiling, Jacuzzi jetted soaking tub, walk-in shower, dual sinks & vanities, granite countertops, & private water closet. Both guest bedrooms have ensuite bathrooms, guest closets & plantation shutters. The expansive lanai features a gas heated resort style saltwater pool with double infinity edges and spa with two spillovers. There is abundant room for sun & undercover areas for shade. Other outdoor amenities include outdoor kitchen, bar seating w/TV, gas fireplace & picture window screens. Recent improvements include a new roof & gutters (2022), main AC Lennox system (2024), both electric hot water heaters (2024). Natural gas services a Briggs & Stratton generator. A member-owned private club, Shadow Wood features 54 holes of golf on three diverse, pristine championship courses, tennis, bocce, several dining venues & social events at 2 clubhouses.
