
$642,500
SINGLE FAMILY RESIDENCE
16186 Coco Hammock WAY
16186 Coco Hammock Way, Fort Myers, Florida, 33908, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026042487**
Bedrooms	**3**
Building size	**3026 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

BREAKING NEWS!! Amendment 3 has passed!!— here’s what it means for Florida homeowners. If you’re a Florida resident by December 31, 2026 and homestead your primary residence, you may qualify for a bigger homestead exemption on your non-school property taxes: • 2027: $150,000 • 2028: $250,000 Been on the fence about buying? This home may be a perfect fit for you! Now is the time to make your move. Close and make Southwest Florida your permanent home by December 31 to qualify for the increased exemption starting in 2027. WHY WAIT 5 YEARS TO GET THE BENEFIT OF BUYING NOW! SAVES YOU THOUSANDS OF DOLLARS! Stunning Modern Oasis in Exclusive Gated Coco Bay - Brand New Roof & Premium Upgrades Welcome to your private paradise at 16186 Coco Hammock Way, nestled within the highly sought-after, gated enclave of Coco Bay in Fort Myers. This meticulously maintained single-family home perfectly blends elegant modern upgrades, effortless storm security, and an expansive, tranquil outdoor layout designed for classic Florida living. THE RESIDENCE Boasting 2,500 square feet under air, this home features a highly desirable split-bedroom floor plan that ensures maximum privacy for both owners and guests. Step inside to a bright, open-concept layout elevated by sophisticated interior renovations. The chef-inspired kitchen features brand-new cabinetry and premium finishes, flowing seamlessly into vibrant living and entertaining spaces. THE PRIMARY SANCTUARY The spacious primary suite serves as a true retreat, highlighted by

a gorgeous en-suite bath. Completely updated with new, custom quartz countertops, the bathroom features an expansive walk-in shower equipped with double shower heads, offering a spa-like daily experience. OUTDOOR LIVING & PRIVACY Your backyard is a rare oasis. Step out to a pristine, fully screened lanai featuring a sparkling private pool. Unlike tightly packed master-planned layouts, this outdoor space faces a lush, wooded view and a private garden area, offering a peaceful backdrop and exceptional seclusion. PREMIUM INFRASTRUCTURE & PEACE OF MIND Skip the stress of future maintenance. This home is completely optimized for structural longevity, safety, and lower insurance premiums: ??Brand-New Roof: Newly installed to eliminate immediate capital expenses. ??Total Storm Protection: Equipped with premium electric hurricane shutters, allowing you to secure the entire home at the touch of a button. THE COMMUNITY & LOCATION Located in the lona corridor, Coco Bay offers an intimate, gated neighborhood environment with an active HOA and top-tier community amenities. You are just minutes away from the white sands of Sanibel Island and Fort Myers Beach, highly-rated local dining, upscale shopping, and championship golf courses. Don't wait for season to arrive-schedule your private tour today and secure a truly move-in ready Southwest Florida lifestyle!
