

SINGLE FAMILY RESIDENCE

9233 Astonia WAY

9233 Astonia Way, Estero, Florida, 33967, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026046919**
Bedrooms	**3**
Building size	**1903 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Discover exceptional Northwest lake views and spectacular Florida sunsets from this inviting 3-bedroom, 2-bathroom Toll Brothers home with 1,478 square feet and a 2-car garage in the gated community of The Reserve at Estero. Perfectly positioned with desirable Northwest rear exposure, the residence offers a peaceful waterfront setting featuring an extended paver patio and nice screened lanai ideal for outdoor living, afternoon sunshine, and breathtaking evening sunsets amid palm trees and serene water views. Diagonal tile flooring graces the main living areas while warm wood flooring covers the bedrooms, creating an open, airy atmosphere with volume ceilings and no carpeting. The kitchen boasts ample cherry cabinetry, granite countertops, a pantry, a natural gas range, and 2021 stainless steel appliances that overlook the dining and living spaces for seamless everyday living and entertaining. The primary suite provides a private retreat with a walk-in closet, plantation shutters, and an ensuite bath featuring a soaking jacuzzi tub and walk-in shower, while two additional bedrooms offer flexibility for guests, family, or a home office. Major recent upgrades include a fresh 2026 exterior paint job enhancing curb appeal, a reliable 2022 whole-home generator, 2020 air conditioning system, and especially the highly sought-after 2019 new impact windows throughout that deliver superior storm protection and invaluable peace of mind in Southwest Florida. Built in 2008 by the well-regarded Toll Brothers, this home combines quality construction with modern

conveniences. Located west of I-75 in desirable Flood Zone X (flood insurance not required) within The Reserve at Estero—a natural gas community with a 24/7 manned gate, low HOA fees, and a healthy reserve—residents enjoy resort-style amenities including a community pool and spa, child’s pool, fitness center, tennis and pickleball courts, playground, billiards room, card room, community library, and clubhouse. Just minutes from Fort Myers International Airport (RSW), Florida Gulf Coast University, Coconut Point shopping and dining, Miromar Outlets, Hertz Arena, and the beautiful white-sand Gulf beaches, this home delivers the ultimate Southwest Florida lifestyle in your own private paradise.
