

$350,000

CONDOMINIUM

11991 Champions Green WAY 608

11991 Champions Green Way, Fort Myers, Florida, 33913, United States

Property Details

Type	**Condominium**
MLS #	**2026046911**
Bedrooms	**3**
Building size	**1834 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Some properties are best appreciated in person, and this is certainly one of them. Overlooking the 10th hole of the Tom Fazio–designed golf course, this beautifully renovated and fully furnished 3-bedroom, 2-bath luxury condo with a 2-car garage has it all! The updates have been thoughtfully done, giving the home a fresh, finished feel from the moment you walk in. Porcelain wood-look tile runs throughout the main living areas, with upgraded carpet in the bedrooms and along the entry stairs. Both bathrooms have been completely transformed with frameless glass showers, quartz countertops, full-height custom tile, and high-boy toilets. The kitchen features classic white cabinetry, granite countertops, and a farmhouse sink, with fresh paint completing the look. Just as important as what's been updated is the peace of mind that comes with ownership. The roof is brand new, HOA reserves are strong, and there are no upcoming assessments anticipated. Location is another big part of what makes this property special. You're just steps from The Club at Gateway clubhouse and within walking distance of shopping, dining, and entertainment. RSW International Airport and I-75 are approximately 10 minutes away, with Fort Myers Beach, Sanibel, and Captiva all an easy drive. And then there's the lifestyle. The Club at Gateway offers far more than golf, with tennis, two swimming pools, a playground, dog park, pubs and restaurants within walking distance, and miles of sidewalks throughout the community. Golf enthusiasts will appreciate the championship Tom Fazio course,

recently renovated and ranked among Golf Digest's Top 100. HOA dues also cover water, WiFi, and cable, leaving electricity as your primary utility expense. Whether you're looking for a full-time residence, a seasonal getaway, or simply a beautifully updated home in a community with so much to offer, this one deserves a closer look. It's not just about the condo itself; it's about everything that comes with living here.
