
$629,000
SINGLE FAMILY RESIDENCE
12446 McGregor Woods CIR
12446 McGregor Woods Circle, Fort Myers, Florida, 33908, United States
FGCMLS

## Property Details

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|---|---|
| Type | **Single Family Residence** |
| MLS # | **2026041820** |
| Bedrooms | **4** |
| Building size | **3347 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2.5** |
| Floor | **1** |
| Exterior | **Concrete** |
| Interior | **Laminate** |

## Description

Custom-built 4-bedroom-plus-den Southern Exposure pool home in highly desirable McGregor Woods! Large .426-acre lot. This move-in-ready gem now features a new half bath, all new hurricane impact windows and doors (2025), a new roof (January 2024), and recently replaced A/C units. The kitchen has been beautifully updated with quartz countertops, shaker-style soft-close cabinets, and modern finishes. The primary and guest baths have also been refreshed. Throughout the home you'll enjoy LVT flooring, fresh 8-inch baseboards, and crisp new trim. The home is surrounded by mature trees that offer excellent privacy. The pool features a durable StoneScapes pebble finish and beautiful paver decking with new LED pool lighting. The living area of the home has never flooded from any storm. This home has had every update completed for hurricane safety and qualifies for all available homeowners insurance discounts. McGregor Woods offers brand-new pickleball and tennis courts, plus a community pool and spa. Located just minutes from Fort Myers and Sanibel Island beaches, as well as restaurants, shopping, and world-class boating and fishing.