
$569,000
SINGLE FAMILY RESIDENCE
9049 Astonia WAY
9049 Astonia Way, Estero, Florida, 33967, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226034962**
Bedrooms	**3**
Building size	**2250 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

SOAK IN THE WIDE-OPEN PANORAMIC LAKE VIEW while you relax watching the many different species of birds that call this lake home... It embraces you the moment you walk into this 3-bedroom (one of which is a stand-alone guest room casita), 3-bath courtyard home in the amenity-rich community, The Reserve at Estero, offering low HOA fees and a healthy reserve. The home is NOT located in a flood zone. Whether you're seeking a full-time residence or a seasonal retreat, this move-in ready, turnkey furnished home features a courtyard layout with 1,840 SF of under-air living. Designed around a generously sized brick paver screened courtyard with privacy mesh screening, the home offers seamless flow into all living areas—creating the perfect private oasis for entertaining or everyday living with a true indoor-outdoor lifestyle. Some of the features you will appreciate are real wood floors in all main living areas and bedrooms (including in the guest casita) and tile in the wet areas. The home features tray ceilings with crown molding in the living area, primary bedroom, and casita. A whole home standby Generac generator in 2024 (the 10 year warranty can be transferred), tankless "on demand" water heater, hurricane panels for protection, and Miami/Dade certified hurricane protection window film installed on all windows. The guest casita features 1 bedroom, its own full bath, and a kitchenette. Thoughtful finishes run throughout this home. An epoxied 2-car garage adds convenient covered parking and storage. Located WEST of I-75, The Reserve at Estero is a natural gas

community with a 24/7 manned gate and a full suite of resort-style amenities: pickleball, tennis, fitness center, community pool, community spa, childs pool, play area, billards room, card room, community library and clubhouse! Just minutes from Fort Myers International Airport (RSW), Florida Gulf Coast University, Coconut Point and its shopping and dining, Miromar Outlets, Hertz Arena, JetBlue Park at Fenway South for the baseball fans, Downtown Bonita Springs offering dining, shopping, and of course, our white-sand beaches. Live the SWFL lifestyle in your own private paradise!
