
$569,900
SINGLE FAMILY RESIDENCE
315 Georgia AVE
315 Georgia Avenue, Fort Myers, Florida, 33905, United States
FGCMLS

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **2026040939** |
| Bedrooms | **3** |
| Building size | **3938 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

FULLY FURNISHED WATERFRONT RETREAT | DIRECT GULF ACCESS | NO FIXED BRIDGES | 10,000-LB BOAT LIFT | SALTWATER POOL | RV PAD Welcome to 315 Georgia Ave, a beautifully upgraded, move-in-ready waterfront home offering the ultimate Southwest Florida lifestyle. Located just four houses from the Caloosahatchee River, this property provides direct sailboat access to the Gulf with no fixed bridges, perfect for boating enthusiasts, entertainers, or anyone looking to enjoy life on the water. Inside, the home has been thoughtfully updated with large-format porcelain flooring, stylish navy shaker cabinetry, quartz countertops, built-in closets, and upgraded bath finishes. The kitchen is designed to impress with a Samsung Bespoke French-door refrigerator, 36-inch Thor professional range, dual-zone beverage cooler, wet bar, built-in filtration system, and high-end Thor appliances. Head outside and experience your own private waterfront oasis. The 80-foot dock features a 10,000-lb boat lift, 30/50-amp shore power, water hookups, multiple cleats, a fishing station, a live bait tank with filtration, and night lighting. A 100-foot concrete seawall and approximately 6-foot canal depth at summer low tide make this an exceptional setup for boaters. The resort-style backyard centers around a custom saltwater pool completed in 2024, featuring a PebbleTec finish, glass tile accents, an electric heater, remote-controlled lighting and spa blower, a fountain, and an energy-efficient Pentair variable-speed pump. A 12' x 20' electric awning provides shade for poolside entertaining, while an

outdoor shower adds convenience after a day on the water. Additional highlights include a 45-foot RV pad with 50-amp hookup, water and power, a 12-foot access gate, fully fenced backyard, new irrigation system, garden area, crushed-shell wraparound driveway, impact sliders, whole-house surge protection, tankless water heater, and one-car garage with direct home access. Offered fully furnished, this home is ready to enjoy from day one. Conveniently located approximately 1.2 miles from I-75 and just over 5 miles from historic Downtown Fort Myers, you'll enjoy easy access to dining, entertainment, shopping, and everything Southwest Florida has to offer. Whether you're looking for a full-time residence, seasonal escape, or waterfront retreat, this home delivers an impressive combination of boating access, luxury upgrades, resort-style outdoor living, and exceptional flexibility. Bring your boat, your RV, and your suitcase—the Florida lifestyle is waiting.

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