
$324,900
13812
ATTACHED
13812 Lily Pad CIR
13812 Lily Pad Circle, Fort Myers, Florida, 33907, United States
FGCMLS

Property Details

Type	**Attached**
MLS #	**2026040427**
Bedrooms	**3**
Building size	**1885 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

THREE-BEDROOM VILLA BACKING UP TO LAKES PARK WITH A 2026 METAL ROOF, LARGE FENCED BACKYARD, AND ELECTRIC ROLL-DOWN HURRICANE SHUTTERS! Located in the gated Reflection Lakes community, this villa offers something especially hard to find: a private backyard setting with the 279-acre Lakes Regional Park directly behind you, plus an impressive list of recent improvements. Inside, vaulted ceilings and tile flooring throughout give the home a bright, open feel. The eat-in kitchen features a pass-through to the large living room, a BRAND-NEW 2026 DISHWASHER, and a 2026 RANGE WITH AIR FRYER. You'll also find electronic remote-controlled blinds, newer washer and dryer, a water treatment/softener system, three new ceiling fans, two new toilets, and new tile flooring in the shower. The outdoor space is a huge bonus. The LARGE FENCED BACKYARD offers exceptional privacy with Lakes Park beyond it, while the EXTENDED SCREENED LANAI with tile flooring gives you plenty of additional space to enjoy the Florida weather. The hot tub is available as a negotiable item. The driveway was professionally widened approximately 3.5 feet with approved pavers, providing extra room to get in and out of vehicles when parked side by side. Major 2026 improvements include the NEW METAL ROOF WITH A 50-YEAR WARRANTY, new garage door, new exterior paint, dishwasher, range, two toilets, exterior hose bibs, and three ceiling fans. The home also features ELECTRIC ROLL-DOWN HURRICANE SHUTTERS on the doors and windows, an automatic sprinkler system, and wiring

for a security system. Reflection Lakes offers a fantastic low-maintenance lifestyle with LAWN CARE INCLUDED and amenities that include TWO SALTWATER POOLS, clubhouse, fitness center, billiards, basketball, tennis, four lighted &individually fenced pickleball courts, and community activities. Residents also enjoy PRIVATE GATED ACCESS TO LAKES REGIONAL PARK with walking and biking trails, water activities, and its popular seasonal farmers market. Conveniently located near Bell Tower Shops, restaurants, shopping, Barbara B. Mann Performing Arts Hall, medical facilities, RSW International Airport, Sanibel Island, and Fort Myers Beach. With major updates already completed, incredible privacy, a fenced backyard, and Lakes Park right outside your back door, this villa has a lot to offer!
