

$1,075,000

CONDOMINIUM

2797 1st ST 2101

2797 1st Street, Fort Myers, Florida, 33916, United States

SWFLAMLS

Property Details

Type	**Condominium**
MLS #	**226030879**
Bedrooms	**4**
Building size	**3229 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**2**
Exterior	**Block**
Interior	**Marble**

Description

A rare two-story penthouse residence offering a level of architectural presence and livability seldom found in the downtown Fort Myers high-rise market. Positioned on the 21st floor, this distinctive residence captures expansive western exposures over the Caloosahatchee River, delivering breathtaking sunset views and a remarkable sense of openness and privacy. Encompassing over 3,200 square feet of living space, the home is thoughtfully arranged across two levels with four bedrooms and three full baths, designed to balance comfort, functionality and separation of space. For buyers seeking the scale and flow of a single-family home with ease of condominium living, this architectural layout presents a compelling and rarely available opportunity. Unlike any other residence in Beau Rivage, this penthouse features a private interior elevator within the unit, seamlessly connecting both levels and reinforcing a residential living experience within a high-rise setting. The residence has been extensively remodeled with a clean, contemporary design and thoughtful attention to detail throughout. The chef’s kitchen has been reimagined with KraftMaid gloss-finished cabinetry, a six-burner Thermador natural gas range, Sub-Zero refrigeration, and refined finishes that support everyday living and entertaining. Baths have been beautifully renovated with modern stone finishes, glass shower enclosures, and a freestanding soaking tub in the primary suite. All this complimented by polished marble flooring providing continuity throughout private living

spaces. The primary suite is positioned to capture direct river views and spectacular sunsets, while also overlooking the dramatic 26-foot ceiling height in the two-story living area, allowing natural light to filter throughout and enhancing the overall sense of volume and openness. Additional features include two large storage closets at the penthouse level, spacious walk-in closets, a large walk-in pantry, a 2024 Carrier HVAC and 2020 Bosch HVAC servicing each level, and a 2023 80-gallon water heater, reflecting a focus on efficiency, comfort and long-term ownership. The residence includes two assigned side-by-side garage parking spaces and an EV connection offering ease of access and a desirable convenience for full-time and seasonal residents. Beau Rivage offers a gated riverfront setting with resort-style amenities including a pool, fitness center, business center, tennis and pickleball courts, and more. Recent enhancements to the community include a new roof, full exterior repaint, resurfaced tennis courts and updated gate and security fencing in 2025, reinforcing pride of ownership and long-term value. Positioned within a downtown market experiencing continued redevelopment and investment, this penthouse represents a rare opportunity to secure a distinctive residence in one of Fort Myers dynamic and evolving waterfront environments.
