
$465,000
3286
SINGLE FAMILY RESIDENCE
3286 Birchin LN
3286 Birchin Lane, Fort Myers, Florida, 33916, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026038352**
Bedrooms	**4**
Building size	**2492 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Exceptional waterfront living awaits in this beautiful 4-bedroom, 2-bathroom Delray model, ideally positioned on an oversized corner lot with serene pond and preserve views and room to add a private pool if desired. Impeccably maintained and showcasing true pride of ownership, this elegant residence is offered completely move-in ready, and beautifully appointed. A sophisticated, newly remodeled kitchen is the heart of the home, featuring luxurious quartz countertops, a stunning designer backsplash, all-new appliances. 9-foot ceilings throughout the entire residence enhance the sense of volume and create an airy, refined ambiance from room to room. The spacious screened lanai provides an exceptional outdoor living experience, where a private saltwater spa invites you to unwind while taking in tranquil water and preserve views and a beautifully illuminated fountain creates a captivating focal point, while abundant Florida wildlife adds to the peaceful natural setting. Thoughtfully designed exterior landscape lighting and gutters enhance the home’s curb appeal, creating an inviting ambiance after sunset while adding privacy, security, and functionality. Situated within one of Fort Myers' highly sought-after gated communities, residents enjoy an impressive resort-style lifestyle with an array of amenities including a community pool and spa, fitness center, tennis, basketball, bocce, playground, fishing pier, and community clubhouse offering numerous social activities and gatherings. Exceptionally LOW HOA fees include lawn care and irrigation. Miles of scenic

walking and biking trails through the Linear Park system further enhance the outdoor lifestyle. Ideally located with convenient access to I-75, the vibrant Downtown River District, RSW and Punta Gorda airports, premier shopping and dining, and Southwest Florida's renowned Gulf Coast beaches. A beautifully furnished waterfront residence offering refined interiors, peaceful natural surroundings, exceptional amenities, and effortless Florida living—an extraordinary opportunity to make the Southwest Florida lifestyle your own.
