

CONDOMINIUM

4309 Mariner WAY 108

4309 Mariner Way, Fort Myers, Florida, 33919, United States

Property Details

Type	**Condominium**
MLS #	**2026037855**
Bedrooms	**2**
Building size	**1302 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Great first floor condo nestled within the desirable, WATERFRONT community of Town and River right of McGregor Blvd in South Fort Myers. Poised along a tranquil canal front setting, this residence invites you to savor west-facing serene water views so you can enjoy those beautiful SWFL sunsets. The community offers up to 800’ of leasable dock space at $1.50/foot where you can dock your boat up to 36'. The dock also has water and electric available and can accommodate sailboats. With no bridges and direct access, you are just minutes to the Caloosahatchee River and the Gulf of Mexico. This turnkey, end unit is located on the first floor giving you that coveted outdoor patio area overlooking the canal and lush green space. The building has a brand new roof, an assigned, detached carport and an outdoor storage closet. Town and River elevates everyday living with resort-style amenities including a heated, community pool • clubhouse • tennis • pickleball • exercise center • shuffleboard • gardening area • kayak storage • game room including billiards and ping pong • car wash area. The HOA fees include water, sewer, lawn care, building and flood insurance and full access to community amenities. This is not an age restricted community. Conveniently located close to Interstate 75, RSW International airport, Boston Red Sox & Minnesota Twins spring training facilities, hospitals, shopping, dining, and within 10 minutes of Sanibel, Fort Myers Beach, Downtown Fort Myers and Cape Coral. Whether you’re looking for an active lifestyle, low-maintenance living, a residence

with premium amenities, a luxurious seasonal getaway, or exceptional investment opportunity, this waterfront condo offers the perfect blend of comfort and convenience. Priced to sell, giving you the freedom to renovate on your own terms.
