

$615,000

SINGLE FAMILY RESIDENCE

12417 Chrasfield Chase

12417 Chrasfield Chase, Fort Myers, Florida, 33913, United States

SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226030090**
Bedrooms	**3**
Building size	**2396 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Immediate Golf Membership Opportunity - Skip the Waiting List!! Enjoy the best of the Southwest Florida lifestyle in this beautifully maintained, turnkey-furnished Portsmouth pool home, offered with a Golf Cart. With over 1,900 sq. ft., this spacious home features 3 bedrooms, 2 baths, a 2-car garage with epoxy flooring, and a peaceful preserve setting. The inviting great room showcases soaring 12-foot ceilings, diagonal tile flooring, and expansive sliders that open to an oversized lanai with solar lighting, a heated pool, and serene eastern-facing preserve views. The kitchen features new countertops, stainless steel appliances, under-cabinet lighting, a breakfast bar, and a pantry with convenient pull-out shelving. The spacious primary suite offers a walk-in closet, dual vanities, and a glass-enclosed shower. Recent updates include a new A/C and hot water heater (2025), new range (2025), freshly painted interior, and a new solar pool cover. Additional features include extensive crown molding, a laundry room sink, and security system. Hurricane protection includes an electric roll-down Kevlar screen on the lanai and roll-down shutters on all windows. The home is also not located in a flood zone. A rare opportunity for golf enthusiasts: The seller currently holds a Plantation Golf & Country Club membership, providing the buyer with an opportunity to bypass the current waiting list and purchase a golf membership immediately, if desired. Golf and social memberships are optional. Low HOA fees include cable, high-speed internet, lawn mowing and fertilizing, landscape

trimming, and access to an exceptional array of amenities including tennis, pickleball, bocce ball, a fitness center, two resort-style pools and spa, and a variety of social clubs and activities. Located within the gated community, The Plantation Golf & Country Club features a Hurdzan-Fry championship 18-hole golf course, clubhouse, and restaurant. Ideally situated near I-75, shopping, dining, RSW International Airport, and Southwest Florida's beautiful Gulf beaches. Turnkey furnished, golf cart included, private pool, peaceful preserve views, and an opportunity for immediate golf membership—this is Florida living at its best.
