

SINGLE FAMILY RESIDENCE

12442 McGregor Woods CIR

12442 McGregor Woods Circle, Fort Myers, Florida, 33908, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026037702**
Bedrooms	**3**
Building size	**2598 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Laminate**

Description

BREAKING NEWS!! Amendment 3 has passed!!— here’s what it means for Florida homeowners. If you’re a Florida resident by December 31, 2026 and homestead your primary residence, you may qualify for a bigger homestead exemption on your non-school property taxes: • 2027: $150,000 • 2028: $250,000 Been on the fence about buying? This home may be a perfect fit for you! Now is the time to make your move. Close and make Southwest Florida your permanent home by December 31 to qualify for the increased exemption starting in 2027. WHY WAIT 5 YEARS TO GET THE BENEFIT OF BUYING NOW! SAVES YOU THOUSANDS OF DOLLARS! LOCATION IS EVERYTHING! Welcome to this beautifully reimagined ranch-style residence in sought-after McGregor Woods, minutes from beaches, boating, dining, and the best of Southwest Florida. Set on an oversized homesite framed by majestic banyan and oak trees and lush tropical landscaping, this exceptional 3-bedroom plus office, 2-bath home offers nearly 2,100 square feet of remodeled living space and an oversized 2-car garage. Freshly painted inside and out, the home features waterproof Pergo flooring throughout, 5¼-inch baseboards, updated lighting, and two spacious living areas, one with dramatic vaulted ceilings. Pocketing glass sliders open to an expansive screened lanai overlooking the private, lushly landscaped backyard. Enjoy northern exposure, room for a pool, and a newly screened lanai spanning the length of the home. The beautifully updated kitchen features 42-inch shaker-style wood cabinetry

with soft-close doors and drawers, granite countertops, stainless steel appliances, stylish backsplash, center island with built-in microwave, and a pass-through window to the lanai—ideal for entertaining. The private primary suite offers lanai access and a custom walk-in closet with extensive hanging space, shelving, and drawers. Its stunning ensuite bath features a spacious walk-in shower with rain showerhead and seamless glass, abundant natural light, private water closet, and access to a secluded outdoor patio. The split-bedroom floor plan offers two generous guest bedrooms with excellent closet space and an updated second bath with walk-in shower. A separate office is ideal for work or relaxation. Important updates: roof 2021, A/C 2022, hot water heater July 2026, and assumable flood insurance. McGregor Woods amenities include a community pool and spa, clubhouse, two pickleball courts, tennis, basketball, swings, abundant wildlife, and a planned playground. This home has never experienced any water intrusion from any storm. Flood insurance is assumable and is only $1054.00!! Don’t miss this magnificent remodeled showplace minutes from Sanibel Island and Fort Myers Beach, surrounded by Southwest Florida’s natural beauty and tranquility.
