
$539,000
11279
SINGLE FAMILY RESIDENCE
11279 Shady Lake RUN
11279 Shady Lake Run, Fort Myers, Florida, 33913, United States
FGCMLS

## Property Details

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|---|---|
| Type | **Single Family Residence** |
| MLS # | **2026037025** |
| Bedrooms | **4** |
| Building size | **2600 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **3** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

Enjoy peace and serenity on a quiet street in a quiet neighborhood within the Arborwood Preserve community. The resort-style amenities within this community will satisfy your recreational and social desires. An open floor plan and 2,032 square feet of air-conditioned living space give you plenty of room, whether you enjoy seasonal or year-round living in beautiful SW Florida. There is a beautiful tile floor throughout the entire home; no carpeting! With four bedrooms, you will have plenty of space for family and guests or use the spare rooms as a den, home office, or hobby room. One of the guest rooms features its own private ensuite, allowing for maximum privacy. A stainless-steel appliance suite, granite countertops, and a walk-in pantry make the kitchen a place of inspiration. The cabinets feature both above and below lighting. The master suite is large and relaxing and features a large ensuite. Outdoors, you will notice the owner widened the driveway and added a screened entryway that allows you to enjoy those seasonal breezes. The back features an oversized 20' x 40' cage. The owner added 2 powered sunshades, solar accent lighting, additional power outlets and upgraded landscaping in the back to complete the look and feel. The garage features an insulated overhead door and overhead storage racks. This home is NOT in a flood zone and has stayed high and dry for every storm it's ever endured. A whole-home wifi router and high-speed fiber-optic internet service; up to 1gb speeds are available. This will allow you the ultimate in convenience as you can monitor the

included RING security system, digital thermostat, or use the garage door while away. Conveniently located in a tranquil neighborhood off of the Treeline Ave corridor, you will be in proximity to RSW Airport, spring training ballparks, dining, shopping, and entertainment. The town center at Arborwood Preserve has a resort-style pool, bar/restaurant, complimentary coffee room, fitness center, yoga studio, card rooms, theater, and art studio. Lighted bocce ball, pickleball, and clay tennis courts will keep you active. Southwest Florida living at its best! Book your showing and see why this is such a desirable place to live. We added storm screens in the front entry and back lanai, and a manual on one side of lania, RO water treatment for kitchen. Utility sink in landury room and overhead cabinets,