
$566,000
SINGLE FAMILY RESIDENCE
12678 Fairington WAY
12678 Fairington Way, Fort Myers, Florida, 33913, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226031054**
Bedrooms	**3**
Building size	**2494 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

TURNKEY LAKEFRONT POOL HOME IN HAMPTON PARK AT GATEWAY!FLOOD ZONE X**Beautifully furnished and move-in ready, this impeccably maintained WCI-built 3-bedroom PLUS den, 2-bath home offers an exceptional combination of comfort, privacy, updates and Southwest Florida living. From the moment you arrive, you'll appreciate the brick-paver driveway, lush landscaping and welcoming curb appeal. Inside, the open floor plan features tile flooring, plantation shutters throughout, crown molding and abundant natural light. The spacious kitchen offers upgraded 42" cabinetry, walk-in pantry, granite countertops, an OVERSIZED island with breakfast bar, and STAINLESS STEEL appliances, while the open living area provides a seamless connection to the kitchen and outdoor living spaces. The primary suite has generous space, double WALK-IN closets and an en-suite bath featuring dual vanities, a large walk-in shower and upgraded fixtures. Two additional bedrooms offer large closets, while the versatile den provides the perfect space for a home office, study, hobby room or additional living area. The outdoor living space is where this home truly shines. Enjoy the stunning southern exposure sunsets and lake views from the expansive screened paver lanai and pool deck featuring a heated saltwater pool, creating the perfect setting for morning coffee, afternoon swims or entertaining. The cage was fully rescreened (2022), the POOL HEATER replaced (2020), with a 10-YEAR warranty, and the POOL PUMP was replaced (2025). Numerous updates

provide peace of mind, including **HVAC (2025) **NO FLOOD ZONE** The garage features NEWER EPOXY flooring (2023), built-in overhead shelving and excellent storage. Additional features include a water softener, wired ADT remote security system, upgraded faucets in the kitchen and bathrooms, plantation shutters throughout, and a barely used 2017 washer and dryer. The home is being sold turnkey, simply move in and enjoy everything this exceptional home has to offer. Residents enjoy a beautifully maintained, GATED community with 24-HOUR staffed guard gate and separate resident-only access/exit, providing an added level of security and convenience. Hampton Park amenities include a community pool, fitness center, library, billiards, playground, basketball, pickleball, walking paths and abundant green space. The HOA includes lawn maintenance, irrigation/water, Internet/cable, and community amenities. Gateway's master-planned community offers an incredible Southwest Florida lifestyle with miles of Oak tree-lined walking and biking paths, NEW community park and amphitheater (COMING 2026), green spaces, sports facilities, playgrounds and convenient access to shopping, dining, I-75, RSW International Airport and the beaches of Southwest Florida.
