
$174,900
TOWNHOUSE
9400 Ivy Brook RUN 108
9400 Ivy Brook Run, Fort Myers, Florida, 33913, United States
FGCMLS

Property Details

Type	**Townhouse**
MLS #	**2026036676**
Bedrooms	**2**
Building size	**1415 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Welcome to the Village of Stoneybrook. Gated Townhome Community in Gateway. You must come see this 2-bedroom, 2.5-bath townhome with an upstairs den, located in one of Gateway’s most desirable secure gated communities. With a new roof in 2023 and thoughtful updates throughout, this home offers comfortable living, a convenient location, and strong investment potential. Inside, you’ll find an updated stainless steel refrigerator and dishwasher, an updated sink and faucet, and an updated dining area and blinds. The ample family room opens to a private screened-in lanai, the perfect spot to relax and enjoy the Florida lifestyle. Enjoy easy access to shopping, dining, entertainment, medical services, area schools, and RSW International Airport, all just minutes from I-75. The community features an on-site swimming pool, and residents of the Villages will also have access to the soon-to-open Gateway Commons Community Center. Amenities there include a swimming pool and splash pad, miles of walking and biking trail loops, kids’ playgrounds, a dog park, and fitness areas. Sports enthusiasts will enjoy 12 pickleball courts, tennis courts, a basketball court, and 4 bocce ball courts, along with a bandshell and more. Optional golf membership is also available at The Club at Gateway. This property is a great investment and rental opportunity, with up to 12 leases permitted per year. Schedule your showing today!