
$1,750,000
SINGLE FAMILY RESIDENCE
13680 Brynwood LN
13680 Brynwood Lane, Fort Myers, Florida, 33912, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026036683**
Bedrooms	**6**
Building size	**12943 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**5**
Floor	**1**
Exterior	**Block**
Interior	**Brick**

Description

Built by renowned architect Arthur Rutenberg, this estate represents a rare pairing of custom craftsmanship, true acreage, and the perfect location, a combination that has become nearly impossible to find in Fort Myers. Set within the private, gated community of Brynwood, the property spans over 2.5 acres, offering space and privacy few homes can match. A circular drive lined with mature palms and old Florida landscaping leads to a porte-cochère entry, setting an elegant tone before you even step inside. Through the front double doors, the home unfolds across more than 7,000 square feet of living space, with six bedrooms and five bathrooms. Fourteen-foot ceilings and marble accents carry a sense of grandeur through the main living areas, while a wall of fully pocketing lanai doors draw the outside in, framing the pool and courtyards beyond. The home was designed with entertaining in mind. A mirrored wet bar anchors the family room, complete with built-in glass shelving, a refrigerator, and a freezer, beside a coral stone fireplace sourced from the Florida Keys in 1988. A second wet bar sits within the primary suite. The home also offers a dedicated exercise room with panoramic window views and a built-in wooden hot-coal sauna. Enjoy movie night with the convenience of your own media room and execute deals with an in-home office with the option of a 7th bedroom. Outdoors, an expansive 3,700+ sq/ft of screened lanai encloses the pool and spillover spa, complete with a built-in table and bench seating for entertaining. The primary suite opens to its

own private courtyard with wooden decking and a fountain, perfect for a quiet retreat. A three-car garage with one air-conditioned bay offers ample room for vehicles and storage. The grounds are supported by a private well and full irrigation system. Mature Banyan, Gumbo Limbo, Fig, and Papaya trees complement the grounds. Located in an X500 flood zone, so flood insurance isn't required. Per the owner, the property has never experienced hurricane flooding. This estate is ready for its next chapter. You have the rare opportunity to restore a home of this scale and character, on acreage that is nearly IMPOSSIBLE to find in the heart of Fort Myers. Brynwood sits just minutes from RSW, Bell Tower Shops, dining, I-75, entertainment, and downtown Fort Myers, with easy access to white sand beaches. The images featured first showcase this home's potential, virtually enhanced to help you see past the excess belongings to what this estate may look like without them. Photos further down reflect the home's current, as-is condition. We invite you to see both the vision and the reality before scheduling your showing. Every effort was made to accurately represent the home, but some elements such as fixtures or windows may vary slightly from what is shown. Please note that the home contains large amounts of personal possessions that are currently in the process of being removed and cleared out.