

$1,250,000

ATTACHED

350 Lenell RD Unit 6A

350 Lenell Road, Fort Myers Beach, Florida, 33931, United States

SWFLAMLS

Property Details

Type	**Attached**
MLS #	**226039360**
Bedrooms	**3**
Building size	**3542 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Rare Waterfront Opportunity in Ostego Bay Village!Boat Dock & Lift**3+Car Garage** Enjoy the best of boating and waterfront living in this beautifully appointed 3-bedroom, 3-bath villa, complete with a 3+ car garage and an included private boat dock with lift. Located in the desirable 16-unit Ostego Bay Village community, this residence offers the spacious feel of a single-family home with nearly 2,000 sq. ft. of living space and over 4,000 sq. ft. of total area. The expansive screened and tiled lanai, stretching across the rear of the home, offers spectacular views of the main boating channel, intersecting canal and Estero Bay, with electric hurricane shutters for added protection. Soaring ceilings, recessed lighting and southern exposure fill the open living area with natural light. The updated kitchen features granite countertops, stainless steel appliances, breakfast bar and built-in desk. The entire upper level is dedicated to the private owner's retreat, featuring a sitting area, private balcony with breathtaking water views, and a spacious en-suite bath with dual vessel sinks, soaking tub and frameless glass shower. Two additional guest bedrooms, each with their own private bath, provide exceptional comfort and privacy. Additional features include a 2024 roof, 2022 A/C condenser, convenient storage, electric shutters on the ground-level patio, main lanai and owner's suite sliders, plus a manual shutter on the owner's suite window. A true boater's paradise, the included Dock #17 features an approximately 24,000-lb. boat lift with direct-drive motors and quick

access to the Gulf of America in approximately 10 minutes, or enjoy cruising Estero Bay to waterfront restaurants and local attractions. Community amenities include a canal-front pool and spa, brick-paver streets and the convenience of a small, intimate community. A nearby marina offers boat rentals and dry-stack storage, while shopping, dining and entertainment in Bonita Springs and Naples are within easy reach. This is a rare opportunity to enjoy spacious villa living, incredible water views and an exceptional boating lifestyle all in one!
