

SINGLE FAMILY RESIDENCE

8197 Silver Birch WAY

8197 Silver Birch Way, Lehigh Acres, Florida, 33971, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026036256**
Bedrooms	**3**
Building size	**3037 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

SHORT SALE OPPORTUNITY! MAJOR PRICE IMPROVEMENT! SPACIOUS LAKEFRONT POOL HOME WITH REMODELED KITCHEN, NEW ROOF, TWO NEW HVAC SYSTEMS & BONUS ROOM IN SHERWOOD! THIRD-PARTY APPROVAL REQUIRED. **YOUR CHANCE TO WIN BIG ON A SOUTHWEST FLORIDA SHORT SALE!** If you've been searching for an affordable, spacious pool home with lake views, major upgrades, and room for everyone, this is an opportunity you won't want to overlook! Located at 8197 Silver Birch Way in the desirable Sherwood community on the border of Fort Myers and Lehigh Acres, this impressive two-story home offers over 2,500 square feet of living space, an inviting floor plan, and the potential to secure exceptional value in today's real estate market. **SELLER IS MOTIVATED TO SELL, AND OFFERS ARE ENCOURAGED! SHORT SALE SUBJECT TO THIRD-PARTY APPROVAL.** Step inside to discover a welcoming foyer, spacious formal living room, and an open, comfortable layout designed for everyday living and entertaining. The BEAUTIFULLY REMODELED KITCHEN is a standout feature, offering GRANITE COUNTERTOPS, DOUBLE OVENS, abundant cabinetry, and TWO LARGE PANTRIES for exceptional storage. The kitchen connects to the inviting family room, where sliding glass doors open to the screened lanai, private pool, and peaceful lake views, creating the perfect Florida indoor-outdoor lifestyle. A convenient downstairs half-bath adds functionality for guests. Upstairs, enjoy GENEROUSLY SIZED BEDROOMS with spacious walk-in closets, an upstairs laundry

room, and a LARGE BONUS ROOM that offers flexibility for a home office, media room, playroom, fitness area, or additional gathering space. With multiple living areas and plenty of room to spread out, this home offers the space and versatility buyers are looking for! **MAJOR EXPENSIVE UPGRADES ALREADY COMPLETED!** Enjoy added peace of mind with a BRAND-NEW ROOF AND INSULATION, TWO NEW HVAC SYSTEMS, and a NEW WATER HEATER! These significant improvements add tremendous value and make this property even more attractive to buyers seeking a Florida home with important updates already in place. **YOUR OWN PRIVATE POOL & LAKEFRONT BACKYARD RETREAT!** Enjoy morning coffee overlooking the water, afternoons relaxing poolside, and evenings entertaining under the spacious screened lanai. Located in Sherwood near the Fort Myers and Lehigh Acres border, this home offers convenient access to shopping, restaurants, schools, parks, and major roadways. **DON'T MISS YOUR CHANCE TO CAPITALIZE ON THIS SHORT SALE OPPORTUNITY!** Finding a spacious, updated Southwest Florida pool home with lake views, a remodeled kitchen, and major mechanical improvements makes this property worth a closer look. **BRING YOUR OFFER AND TAKE ADVANTAGE OF THIS OPPORTUNITY BEFORE IT'S GONE!** Schedule your private showing today. **SHORT SALE – ALL OFFERS SUBJECT TO THIRD-PARTY LENDER APPROVAL.**
