

TOWNHOUSE

13921 Lake Mahogany BLVD 2824

13921 Lake Mahogany Boulevard, Fort Myers, Florida, 33907, United States

Property Details

Type	**Townhouse**
MLS #	**2026035271**
Bedrooms	**3**
Building size	**1784 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Vinyl**

Description

Rare opportunity to assume the existing mortgage at an attractive 2.937% interest rate, subject to lender approval and buyer qualification! Welcome to this beautifully maintained 3-bedroom, 2-bath, 2nd-floor end-unit coach home with an office in the gated community of Reflection Lakes, where thoughtful updates, abundant natural light and an easy Florida lifestyle come together. As an end unit, the home enjoys additional windows that fill the space with natural light, while vaulted ceilings and an open feel create a bright and inviting atmosphere. The split-bedroom floor plan offers both comfort and privacy, making the home ideal for everyday living as well as hosting family and friends. The kitchen is designed for both function and enjoyment, featuring granite countertops, GE touch-free stainless steel appliances and a custom coffee bar that makes mornings a little easier and entertaining a little more fun. Luxury vinyl flooring flows throughout the home, while hurricane-impact windows and doors provide added peace of mind. A new roof in 2024 and new A/C in 2025 add to the home's move-in-ready appeal. Additional thoughtful upgrades include a whole-house water softener and reverse osmosis system serving the kitchen sink and refrigerator. One of the home's most unique features is the added private office with a barn door, creating a dedicated space for working from home, studying or simply having a quiet place to focus. The primary suite offers its own thoughtful touch with a pocket door separating the bedroom from the bathroom, adding privacy while

maintaining the open feel of the space. Step outside to the screened-in lanai with western exposure and settle in for the evening as the Florida sun sets. It's the kind of space that invites you to slow down, enjoy your morning coffee, unwind after a long day or gather with friends. An attached one-car garage provides convenient parking and additional storage, while the upstairs laundry adds to the ease of everyday living. Life in Reflection Lakes offers more than just a beautiful place to call home. This gated, master-planned community spans more than 300 acres of lakes and natural preserves and offers an array of amenities designed to make everyday life feel like a getaway, including a clubhouse, fitness center, community pool, tennis and pickleball courts, bocce, billiards and more. And when you're ready to explore beyond the community, Fort Myers Beach, Sanibel and Captiva Islands, I-75, shopping, dining and medical facilities are all just minutes away. Meticulously maintained and thoughtfully updated, this home offers the space, comfort and lifestyle you've been looking for in South Fort Myers — plus the rare opportunity to assume a 2.937% mortgage. An exceptional opportunity to enjoy the Reflection Lakes lifestyle while making the most of a truly unique financing opportunity.
