
$165,000
Unit #2
TOWNHOUSE
3276 PRINCE EDWARD Island CIR 2
3276 PRINCE EDWARD Island Circle, Fort Myers, Florida, 33907, United States
FGCMLS

Property Details

Type	**Townhouse**
MLS #	**2026034203**
Bedrooms	**2**
Building size	**1098 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**1.5**
Floor	**2**
Exterior	**Other**
Interior	**Tile**

Description

Charming 2 bedroom 1.5 bath townhouse located in highly sought after location in 24/7 gated community, with guard present 24/7. Quick access to the Beaches, downtown Fort Myers and Cape Coral, easy access to Summerlin Blvd and US 41. Located close to restaurants, hospitals, Theatres, FSU(walking distance), shopping. Bright living area and bedrooms, completely tiled. Living room opens out to bright screened tiled lanai with a calm peaceful garden setting. Kitchen has been updated with new wood cabinets,Corian counter top with pass thru bar, new appliances , extra wood cabinets in dining area. Shower stall has been newly tiled with new shower doors and new toilet. AC was replaced in 2024. Roof was replaced by HOA in 2023. One car covered garage has additional storage and keypad access. Paved guest parking available .No pets allowed except service animals. Enjoy seasonal living if desired, 12 leases per year allowed with 30 day minimum stay. This community offers 2 swimming pools, 3 tennis/pickleball courts, shuffleboard, on site office, a 36 acre well taken care of community. HOA maintains roof, exterior, landscaping, garage walls. Affordable HOA fees and Water/Sewer. Easy access to this unit from guard gate. This is a fantastic opportunity to invest in a seasonal residence, ideal for a first time home owner or College student (FGCU and FSU and other schools trade schools close by) No pets allowed except