
$280,000
ATTACHED
12565 Stone Valley LOOP
12565 Stone Valley Loop, Fort Myers, Florida, 33913, United States
SWFLAMLS

Property Details

Type	**Attached**
MLS #	**226028837**
Bedrooms	**2**
Building size	**2278 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Welcome to effortless Southwest Florida living in the highly sought-after, gated community of Stoneybrook at Gateway! This beautifully maintained St. Andrews model—the largest villa floor plan in the community—offers 2 bedrooms + den, 2 bathrooms, and nearly 1,900 square feet of spacious, comfortable living designed for both everyday enjoyment and entertaining. SELLER INCENTIVE! Seller is willing to offer closing cost assistance to qualified buyers with an acceptable offer! Combined with a BRAND-NEW ROOF, newer A/C, updated water heater, and a ONE-YEAR HOME WARRANTY, this is an incredible opportunity to own one of the largest villas in Stoneybrook at Gateway! Step inside to a bright, open layout featuring generous living spaces and a seamless flow between the kitchen, dining, and expansive great room. The versatile den offers the perfect flex space for a home office, guest room, hobby room, or additional sitting area. The oversized primary suite provides a private retreat with a large walk-in closet, dual vanities, soaking tub, and separate walk-in shower. Enjoy the Florida lifestyle year-round with both a screened front porch and private screened back lanai—perfect for morning coffee, relaxing evenings, or entertaining family and friends. Adding even more value and peace of mind, this home features a BRAND-NEW ROOF, a newer A/C system installed in July 2025, and an updated hot water heater—major improvements already taken care of for the next owner! The seller is also offering a one-year home warranty to the new buyer, providing additional peace of mind

after closing. Stoneybrook at Gateway offers an incredible resort-style lifestyle with low HOA fees and an impressive selection of amenities, including a community pool and spa, fitness center, tennis courts, pickleball, basketball, volleyball, parks, playgrounds, walking paths, and a manned guard gate. HOA fees also include Xfinity Digital Cable and Fiber Optic Internet, while the villa association takes care of lawn maintenance, irrigation, and exterior pest control—making it easy to enjoy a low-maintenance Florida lifestyle. Whether you're searching for a full-time residence, seasonal retreat, or investment opportunity, this spacious villa delivers an exceptional combination of comfort, convenience, updates, and community amenities. With SELLER CLOSING COST ASSISTANCE AVAILABLE, a BRAND-NEW ROOF, ONE-YEAR HOME WARRANTY, and nearly 1,900 square feet of living space in one of Gateway's most desirable communities, this is an opportunity you won't want to miss. Come experience the lifestyle that makes Stoneybrook at Gateway such a special place to call home!
