
$349,999
SINGLE FAMILY RESIDENCE
11365 Rabun Gap DR
11365 Rabun Gap Drive, North Fort Myers, Florida, 33917, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226028368**
Bedrooms	**3**
Building size	**2273 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. Welcome to this impeccably maintained 3-bedroom-plus-den, 2-bath home offering more than 1,800 square feet of under-air living space and a highly desirable split-bedroom floor plan designed for comfort and privacy. Situated on a spacious corner lot with tranquil preserve views, the property is surrounded by lush, botanical garden-inspired landscaping, paver-lined pathways, raised garden beds, and an additional backyard deck, all creating a peaceful setting for relaxing, gardening, and entertaining. At the heart of the home, the chef’s kitchen offers penninsula seating, abundant cabinetry, ample counter space, and a gas range, making it equally suited for everyday meals and entertaining. A convenient pass-through window opens to the screened lanai for effortless indoor-outdoor dining. The expansive interior features spacious living areas, a formal dining space, abundant natural light, and a versatile den. Multiple sets of sliding glass doors from the living room, dining room, and primary suite provide seamless access to the screened lanai. One of the two bathrooms also connects directly to the lanai, adding convenience for guests and outdoor gatherings. Sold with design services included, making updates and furnishings, as shown, easy for the new owner to implement. Additional features include a newer roof, full-house generator, whole-home surge protection, spacious walk in closets in all bedrooms, a gas water heater, full-house gutter system and meticulous care throughout. Located

in Timberbend, a desirable North Fort Myers community featuring picturesque lakes and an exceptionally low HOA fee of just $140 per year, this home offers outstanding value and a welcoming neighborhood atmosphere. Enjoy convenient access to the Caloosahatchee River, nearby parks, boating and fishing opportunities, shopping, dining, and everyday conveniences. Just minutes from the bridge, the home provides easy access to the historic Downtown Fort Myers River District with its waterfront restaurants, boutiques, galleries, entertainment, and community events. This move-in-ready property offers an exceptional combination of space, privacy, thoughtful improvements, beautiful outdoor surroundings, and the relaxed Southwest Florida lifestyle.
