
$2,100,000
CONDOMINIUM
14270 Royal Harbour CT 1019
14270 Royal Harbour Court, Fort Myers, Florida, 33908, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026033504**
Bedrooms	**4**
Building size	**4339 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4.5**
Floor	**11**
Exterior	**Block**
Interior	**Carpet**

Description

Reduced Price Paramount! Experience elevated waterfront living at its finest in this exceptional 10th-floor residence at Paramount at Gulf Harbour. 3,582 square feet of refined living space, this expansive 4-bedroom, 4.5-bath condominium combines generous proportions, elegant appointments, penthouse boasts 12 ft ceilings. premium view of both the river and marina to the west and golf course views to the east. Can see both unobstructed SUNRISE and SUNSET views all year long. An inviting foyer opens to a spacious interior designed for both gracious entertaining and comfortable everyday living. The formal living and dining areas flow seamlessly into the main living spaces, while the well-appointed kitchen features a center island, breakfast bar, built-in appliances, wine cooler, and abundant cabinetry. A private wet bar adds an ideal touch for entertaining guests. Floor-to-ceiling-style sliding glass doors bring the outdoors in and lead to a screened balcony where you can relax and enjoy the beautiful waterfront setting. The spacious primary suite offers a private retreat with a generous walk-in closet and luxurious bath featuring a soaking tub and separate shower. Additional bedrooms provide exceptional comfort and flexibility for family and guests. This meticulously maintained home features refinished travertine marble flooring (2026), new carpeting throughout, custom closet systems, updated paint, designer lighting, ceiling fans, and electric shades. The chef's kitchen has been refreshed with a new electric cooktop and microwave, while major mechanical updates include

two new HVAC systems (2024) and a hot water heater less than five years old. Additional premium features include a Kinetico whole-home water filtration system, water leak detection system, tinted windows to protect interiors from UV exposure, hurricane shutters and custom-crafted entry doors. Arrive via your private elevator entrance and enjoy the convenience of a separate service elevator. The residence includes two assigned parking spaces, a dedicated golf cart parking space in the enclosed garage, and a private air-conditioned storage room. Residents of this building enjoy outstanding amenities, including a recently painted exterior and garage, a newer roof (approximately two years old), beautifully reconstructed outdoor terraces with gas grills, a social and game room, fitness center with sauna, conference room, and the peace of mind provided by two full-time on-site maintenance professionals. A rare opportunity to own a luxury penthouse offering exceptional upgrades, premium conveniences, and stunning panoramic views. Steps from the marina and a resort-style pool and spa. Membership at Gulf Harbour Yacht & Country Club is optional, yet the lifestyle it offers is truly exceptional. Residents can enjoy access to an array of amenities, including golf, tennis, a 186-slip marina, exceptional dining and social events, and a state-of-the-art wellness center.