

$424,900

CONDOMINIUM

11884 Arboretum Run DR 201

11884 Arboretum Run Drive, Fort Myers, Florida, 33913, United States

FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026033184**
Bedrooms	**3**
Building size	**3294 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Welcome to Arborwood Preserve. Being offered TURNKEY FURNISHED, this condo is the definition of move in ready! Tucked onto a quiet cul-de-sac, this impeccably maintained Brandywine floor plan offers hands-down the best view in the community. Enjoy a serene northern-exposure long lake view with near-complete privacy, looking out across the water to a protected nature preserve—a peaceful backdrop that's hard to find anywhere else in the development. Inside, the bright and open layout lives comfortably, with 3 bedrooms, 2 bathrooms, an oversized 2-car garage, and over 2,100 square feet of living space. Quality upgrades run throughout, including hurricane impact-rated windows and doors, a whole-home power surge protector, a whole-home Kinetico water conditioning system, and a reverse-osmosis system at the kitchen sink. Recent updates add even more peace of mind: a new hot water heater (2024), new dishwasher (2023), new refrigerator (2024), new washer and dryer (2023), and new LVP stair risers (2024). Just a short walk from the resort-style amenities, you'll have quick access to a clubhouse that has it all—a full restaurant and bar, resort-style pool, expansive fitness center and yoga studio, coffee bar, movie theater, and an on-site lifestyle coordinator who keeps the community calendar full of events and gatherings. The location is one of the most convenient in Southwest Florida, with easy access to RSW International Airport, I-75, Gulf Coast Town Center, Bell Tower Shops, and countless shopping and dining options—plus our world-famous beaches just a short

drive away. This one of a kind view and this incredible lifestyle offered here won't last long. Schedule your showing today.
