

CONDOMINIUM

12481 McGregor BLVD 1

12481 McGregor Boulevard, Fort Myers, Florida, 33919, United States

Property Details

Type	**Condominium**
MLS #	**2026032535**
Bedrooms	**2**
Building size	**1080 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

ROOF ASSESSMENT IS PAID IN FULL! Seller is offering $5000.00 in concessions towards buyers closing costs. Enjoy relaxed Florida living in this beautifully maintained first-floor condominium in the desirable Maple Gardens community. Offering 1,080 square feet of comfortable living space, this inviting home features 2 bedrooms, 2 full bathrooms, and a desirable split-bedroom floor plan that provides the perfect blend of comfort, convenience, and privacy. The freshly painted kitchen features granite countertops, stainless steel appliances, and a bright, welcoming atmosphere for cooking and entertaining. A convenient in-unit washer/dryer combo is included, and the community also offers additional laundry facilities. The spacious primary suite offers a private bath and generous closet space. Step outside to the screened lanai and enjoy peaceful views of the community swimming pool and lush green space—an ideal setting for morning coffee or relaxing at the end of the day. Located on prestigious McGregor Boulevard, Maple Gardens is a quiet, well-maintained community with plenty of assigned and guest parking, sidewalks, shuffleboard, a pickleball court, and BBQ/picnic areas for enjoying the Southwest Florida lifestyle. This unit sustained no damage from Hurricane Ian, offering added peace of mind. As an added bonus, the seller has paid the roof assessment in full, providing significant value and one less expense for the new owner. Conveniently located near shopping, dining, healthcare, and the beautiful Gulf beaches, this low-maintenance condo is ideal as a year-

round residence, seasonal retreat, or investment opportunity. Don't miss your chance to own this move-in-ready home in one of Fort Myers' most convenient locations!
