

CONDOMINIUM

9430 Ivy Brook RUN 405

9430 Ivy Brook Run, Fort Myers, Florida, 33913, United States

Property Details

Type	**Condominium**
MLS #	**226027355**
Bedrooms	**2**
Building size	**1415 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Welcome to this beautifully maintained 2-bedroom, 2.5-bath townhome located in the desirable gated community of Village of Stoneybrook I. Thoughtfully designed with a spacious two-story layout, this MOVE-IN READY home offers 1,415 square feet of comfortable living space featuring fresh interior paint, tile flooring throughout the main level, and carpet upstairs. The kitchen is equipped with ample cabinetry, new backsplash, breakfast bar, and modern stainless steel appliances, including a NEW REFRIGERATOR (2026). The open living and dining areas extend to a screened lanai overlooking a peaceful preserve, providing a private and relaxing outdoor setting. Upstairs, you'll find two generously sized bedrooms, two full bathrooms, a versatile loft ideal for a home office, media room, or additional living space, and a conveniently located laundry area. Major updates include a NEW TILE ROOF (2024), NEW A/C (2025), NEW WATER HEATER (2025), and hurricane shutters for added peace of mind. Additional features include exterior storage off the lanai and one assigned parking space conveniently located directly in front of the home. Residents enjoy access to a beautifully maintained community pool, lush tropical landscaping, and a prime location in FLOOD ZONE X with convenient access to I-75, RSW International Airport, shopping, and dining. The community is part of Gateway, where the planned Gateway Commons master plan is designed to bring pickleball and bocce courts, a splash pad, a resort-style pool, a dog park, event space, and a community center, with connections to

Gateway’s walking and biking trails. Whether you’re searching for a full-time residence, seasonal retreat, or investment, this property offers comfort, privacy, and a great location.
