

**$549,000**

SINGLE FAMILY RESIDENCE

# 8152 Pelican RD

8152 Pelican Road, Fort Myers, Florida, 33967, United States

SWFLAMLS

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **226026801** |
| Bedrooms | **4** |
| Building size | **2110 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

TURNKEY FURNISHED AND A TESLA SOLAR POWER ROOF! Built in 2023, this exceptional 4-bedroom, 2-bathroom San Carlos Park residence offers the comfort and peace of mind of newer construction, along with advanced technology, remarkable energy efficiency, and outstanding versatility for both homeowners and investors. The sleek Tesla Solar Roof seamlessly integrates solar technology directly into the roof tiles, creating a clean, sophisticated appearance while harnessing Florida’s abundant sunshine. The system currently generates more electricity than the home consumes, resulting in no monthly electric bill based on the home’s present usage. This exceptional benefit can provide substantial ongoing savings for a full-time resident while also reducing operating expenses and improving potential returns for a rental investor. Additional high-performance features include open-cell spray foam insulation, hurricane-impact windows, a heat-pump water heater, a 16 SEER HVAC system, a Tesla EV charger, Energy Star appliances, and smart AI security cameras. Designed for comfortable everyday living and effortless entertaining, the open-concept interior centers around an expansive kitchen with an oversized island, abundant workspace, and plenty of room for family and guests. The spacious four-bedroom layout provides flexibility for a growing family, visiting guests, a home office, or dedicated rental accommodations. For end users, this home offers a modern, low-maintenance lifestyle with furnishings already in place, making it ideal as a primary residence,

seasonal retreat, or second home. For investors, the property offers a proven short-term rental history and the ability to continue operating as an established income-producing asset without the expense and uncertainty of furnishing or upgrading an older home. The centrally located San Carlos Park setting provides convenient access to Southwest Florida International Airport, Florida Gulf Coast University, Gulf Coast Town Center, Miromar Outlets, Coconut Point, renowned restaurants, entertainment, and Southwest Florida’s beautiful beaches. Whether you are searching for a nearly new Florida home to enjoy yourself or a turnkey property with demonstrated rental potential, this residence delivers a compelling combination of location, efficiency, technology, comfort, and investment value. Newer construction, no monthly electric bill based on current usage, turnkey convenience, and strong income potential make this a property that truly stands apart.

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