

SINGLE FAMILY RESIDENCE

12090 Ledgewood CIR

12090 Ledgewood Circle, Fort Myers, Florida, 33913, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026046621**
Bedrooms	**3**
Building size	**3230 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Picture the evening: the sun dropping over the lake, the heated pool and spa glowing under the screened lanai, and nowhere you need to be. This west-facing lakefront home sits behind the gates of Timber Ridge in the heart of Gateway, and it was built for exactly that kind of living. Inside, a split floor plan gives everyone room to breathe, with a formal living room for entertaining, a separate family room for everyday life, a den for work or hobbies, and a bonus loft upstairs that works as a media room, guest space or play area. The tile roof was replaced in 2022 and windows and doors were updated in 2017, so the big projects are already done. Concrete block construction, a three car garage with room for the toys, and a fenced backyard round it out. The kitchen appliances, washer and dryer, garage freezer, outdoor refrigerator, pool equipment and outdoor table all convey. HOA approval is not required, and taxes are county only with the Gateway CDD already included on the tax bill. Gateway offers sidewalks and bike paths, parks, golf, and quick access to Daniels Parkway, I-75, RSW airport, FGCU, shopping and dining. Come see the view for yourself.