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ATTACHED
1169 S Town And River DR
1169 S Town And River Drive, Fort Myers, Florida, 33919, United States
FGCMLS

Property Details

Type	**Attached**
MLS #	**2026030867**
Bedrooms	**2**
Building size	**2182 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Welcome to Your Private Island Oasis. Immerse yourself in the serene elegance of a Caribbean resort lifestyle. This exceptional 2-bedroom plus den, 2-bathroom estate villa blends sophisticated coastal design with an effortless, open-concept floor plan tailored for both grand-scale entertaining and intimate relaxation.The Pinnacle of Indoor-Outdoor LivingDramatic First Impression: Transition seamlessly from the elegant foyer through sweeping glass sliders to an expansive, screened lanai.Private Oasis Enclosure: Discover a resort-style pool and integrated hot tub, creating a breathtaking focal point for daytime leisure or evening events.Primary Sanctuary: Wake up to pool views with private master suite sliders, complemented by an oversized custom walk-in closet and a spa-like en-suite bath.Refined Guest Suite: A thoughtfully designed wing featuring direct access to a beautifully appointed private bathroom.Architectural Versatility: The custom den serves as an executive home office or an elite guest room, closed off by a premium barn-door slider.Premium Utilitarian DetailsTurnkey Capability: Curated, high-end furnishings are negotiable for immediate, sophisticated occupancy.Chef’s Convenience: An oversized garage provides extensive storage and a secondary refrigeration unit for seamless hosting.Dedicated Utility Studio: Features a deep utility sink and upgraded, high-capacity laundry appliances.Exclusive Community & Elite LocationNestled within an ultra-private enclave of just 46 residences, this property offers rare low-HOA luxury paired with a

warm, sophisticated neighborhood culture. While the gates offer complete tranquility, you are mere minutes from elite city dining, upscale boutiques, and vibrant nightlife. Commandingly positioned, the villa sits just 15 minutes from the world-class beaches of Sanibel Island and Fort Myers Beach, with effortless transit to RSW International Airport.
