
$449,900
SINGLE FAMILY RESIDENCE
3454 Crosswater DR
3454 Crosswater Drive, North Fort Myers, Florida, 33917, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026029567**
Bedrooms	**3**
Building size	**1989 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Perfectly positioned near the end of a quiet cul-de-sac, this beautifully maintained pool home sits on an oversized pie-shaped lot with an extra-wide backyard, offering panoramic views of the lake, golf course, and naturally wooded area for exceptional privacy and scenery. The open-concept floor plan features tile flooring throughout the main living areas, wood flooring in the flex room, and plush carpet in the bedrooms. Plantation shutters add timeless appeal, while the flex room closet includes professionally installed removable custom shelving for added versatility. The air-conditioned Florida room offers additional living space with interior shades and electric roll-down shutters. Four pocketing sliding glass doors create a seamless transition to the screened lanai and saltwater pool, which features both electric and solar heating for year-round enjoyment. The garage is equipped with heavy-duty shelving, attic flooring for additional storage, a dedicated electrical circuit and breaker for appliances, and a generator outlet with an exterior concrete pad. Recent updates include a Rheem HVAC system, water heater, refrigerator, microwave, garbage disposal, and kitchen faucet. Additional exterior features include decorative landscape curbing, full-house gutters, and accordion storm shutters on the rear of the home. Residents of Magnolia Landing enjoy resort-style amenities including a pool, lap pool, fitness center, pickleball, bocce, and shuffleboard. HOA dues include HD cable, landscaping, irrigation, on-site management, and more for easy, low-maintenance living. Optional

memberships are available for the privately owned 18-hole Championship Golf Course, golf shop, and on-site restaurant. Conveniently located just minutes from shopping, dining, downtown Fort Myers, and Punta Gorda, this exceptional home offers the perfect blend of breathtaking views, thoughtful upgrades, and the Southwest Florida lifestyle.
