
$519,000
SINGLE FAMILY RESIDENCE
9262 Palm Island CIR
9262 Palm Island Circle, North Fort Myers, Florida, 33903, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026029032**
Bedrooms	**3**
Building size	**2275 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

GULF ACCESS canal, private DOCK, covered 10000 lb LIFT and in X FLOOD ZONE (home never flooded). Hard to find this combination! Super convenient LOCATION, in a gated community with LOW HOA fees that include yard work! Classy and tastefully updated, well-maintained, LENNAR built, 3/2/2 home is a boater's paradise and great for entertaining. Step inside into an open light filled space that has been thoughtfully designed and styled. High 10-foot ceilings, crown molding, upgraded light fixtures and fans, updated main and guest bathrooms, plank tile in main areas, neutral paint colors, cellular blinds on all sliders. With a formal dining area, spacious breakfast nook, open concept living area, hosts can always be part of the conversation and entertain with ease. Open the set of oversized sliders and extend your living room to the outdoors and spectacular green views! Take your party down to the dock with a sitting area and watch boats go by, or take everyone for a cruise from the convenience of your own dock and lift. It is about 20 min to the river, 50-55 min to the gulf. Bright and open home, with ample storage inside and in the garage. Roof is 2018, AC 2015, water heater is 2023, 2024 generator plug with by-pass, 2018 kitchen appliances and washer/dryer. Security system, remotely operated thermostat, solar operated vent in the attic are just some of the extra features on this home. Home comes with accordion storm shutters and storm glass on the front door. Amenities include clubhouse, heated pool, hot tub, tennis court, boat ramp/docks. Palm Island is a gated

community, with resort style amenities, minutes to downtown Ft Myers and everything it has to offer. No CDD, county taxes only, no flood insurance required, LOW HOA fee of $285/mo covers yard maintenance, exterior pest control, mulching, edging, trimming and access to the amenities. About 30-40 min to RSW or Punta Gorda airport. Schedule your showing today and make Palm Island your permanent home or a winter escape!
