
$690,000
CONDOMINIUM
11640 Court Of Palms 304
11640 Court Of Palms, Fort Myers, Florida, 33908, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026028979**
Bedrooms	**3**
Building size	**3043 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Concrete**
Interior	**Tile**

Description

BREAKING NEWS!! Amendment 3 has passed!!— here’s what it means for Florida homeowners. If you’re a Florida resident by December 31, 2026 and homestead your primary residence, you may qualify for a bigger homestead exemption on your non-school property taxes: • 2027: $150,000 • 2028: $250,000 Been on the fence about buying? This home may be a perfect fit for you! Now is the time to make your move. Close and make Southwest Florida your permanent home by December 31 to qualify for the increased exemption starting in 2027. WHY WAIT 5 YEARS TO GET THE BENEFIT OF BUYING NOW! SAVES YOU THOUSANDS OF DOLLARS! NEW PRICE, motivated seller and rare features—this one deserves your attention. EXCITING NEWS! The homeowners' association is rolling out a suite of thoughtful upgrades that elevate the entire community. Orchid Walk is being refreshed, stylish navy and white pool furniture is on the way, the pergola will soon be painted a soft cream, and the pool's waterline tile is being redone. Freshly sealed asphalt enhances the grounds, while a new irrigation system supports landscaping that’s already flourishing—lush, vibrant, and simply stunning. This is an exceptional opportunity to acquire a rarely available fifth-floor end residence in Palmas Del Sol within the prestigious Gulf Harbour Yacht & Country Club. A standout feature is the private, enclosed two-car garage, ideally located on the second level—a rare convenience in high-rise living. From this residence, sweeping, unobstructed views encompass the Caloosahatchee River, the third

fairway, and the glittering downtown skyline, setting a dramatic stage for elevated living. The reimagined chef’s kitchen pairs custom cabinetry with quartz countertops, a generous island and a coordinated wet bar for seamless entertaining. The expansive lanai invites relaxed mornings and luminous sunsets, with hurricane shutters for peace of mind. The primary suite is a true retreat with lanai access and a spa style bath featuring dual vanities and a walk-in shower with dual shower heads. Two additional guest bedrooms and a full bath provide comfort and privacy. Throughout the home, eight-foot solid-core doors and crown molding underscore a polished aesthetic. Enhancing the arrival experience, new professional landscaping is currently underway, complementing recent community upgrades including new roofs, refreshed exterior paint, garage enhancements and new screens—all fully covered by insurance. Amenities include a resort-style pool and spa, grilling areas, social and billiards rooms, a private conference room and tranquil riverfront boardwalks. Optional memberships unlock Gulf Harbour’s broader lifestyle offerings. Book your private showing today and explore the full video tour.
