

$91,250

MANUFACTURED HOME

54 Channel LN

54 Channel Lane, Fort Myers, Florida, 33905, United States

FGCMLS

Property Details

Type	**Manufactured Home**
MLS #	**2026028796**
Bedrooms	**2**
Building size	**1256 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Manufactured**
Interior	**Carpet**

Description

This home did not flood during 2024 storms. Home is move in ready, with great water views. This lovely well maintained 2-bedroom 2 -bath home is on a spacious landscaped interior lot with views of the river. New kitchen with custom cherry cabinets with soft close cabinets. Granite countertops with back splash and new stainless-steel appliances in 2022. New insulated carport and Lanai roof in 2023. Silicone coated roof in 2023 and new vapor barrier and insulation in 2022. AC was replaced in 2020 and newer hot water heater. This is a 55+ community with lots of great amenities including two boat ramps, clubhouse, pickle ball, bocce, shuffleboard, horseshoes, community pool, laundry, fishing pier and more. HOA fees are $407 a month. Which includes water, sewer, trash and lawn maintenance, and fiber optic Internet. This community is located close to I-75 and centrally located to downtown Ft. Myers, shopping, stadiums and more. Residents are allowed up to 2 Pets. Some dog breeds are not allowed, so be sure to review the rules. ESA animals are allowed.