
$1,125,000
CONDOMINIUM
14200 Royal Harbour CT 803
14200 Royal Harbour Court, Fort Myers, Florida, 33908, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026028583**
Bedrooms	**3**
Building size	**2879 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**10**
Exterior	**Block**
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! Amazing price modification!!! Perched high above the Caloosahatchee River on the eighth floor of The Shores I, in gated Gulf Harbour, this extraordinary Montauk residence showcases sophisticated luxury and panoramic waterfront living. Offering 2,467 square feet of living space, this three-bedroom, three-bath residence is complemented by an expansive 412-square-foot terrace, with unobstructed river views and breathtaking sunsets. The residence exudes volume and refinement. Walls and structural pillars were removed to create a dramatic open-concept interior filled with natural light and uninterrupted water views. Soaring eight-foot interior doors, exquisite 20-inch porcelain tile, custom tray ceilings, elegant crown molding, and architectural soffits accented by gallery-inspired art lighting combine to create an atmosphere of understated grandeur. At the heart of the residence, the gourmet kitchen is a remarkable expression

of craftsmanship and design. Custom cabinetry is paired with sophisticated Level 3 granite countertops, premium stainless steel appliances, and a stunning custom waterfront bar ideal for morning coffee, sunset cocktails, or effortless entertaining. For the collector, a remarkable dual EuroCave wine storage system offers capacity for up to 336 bottles, transforming the residence into an exceptional private retreat for wine enthusiasts and gracious entertaining. The luxurious primary suite is an indulgent waterfront sanctuary, framed by panoramic river views and enhanced by custom California Closets. The beautifully redesigned spa-inspired primary bath embodies refined elegance, while two additional guest baths have been fully customized with generous walk-in showers and seamless glass enclosures, delivering a consistent level of sophistication throughout. An extensive collection of thoughtful upgrades elevates both comfort and convenience, including surround sound, dimmer-controlled lighting, seven designer ceiling fans, custom lighting fixtures, upgraded electric hurricane shutters with reinforced steel panel connectors, a 2019 A/C system, 2022 water heater, and knock-down wall finish throughout. This is far more than a beautifully renovated residence—it is an elevated waterfront lifestyle, where exceptional design, luxurious appointments, and mesmerizing river views converge to create a home of rare distinction.
