


CONDOMINIUM

# 10125 Colonial Country Club BLVD 1708

10125 Colonial Country Club Boulevard, Fort Myers, Florida, 33913, United States

## Property Details

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| Type | **Condominium** |
| MLS # | **226024360** |
| Bedrooms | **2** |
| Building size | **1309 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **2** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

The owners are relocating, which makes now a great time to put an offer on this wonderful property. Settle in and you'll be all set for the 2027 prime season. This TURNKEY second-floor condominium sits in the highly sought-after Colonial Country Club, and the SELLER WILL CONSIDER CONCESSIONS WITH A STRONG OFFER toward buyer closing costs, prepaids and/or interest-rate buydowns. Beautifully updated and impeccably maintained, this move-in ready 2-bedroom, 2-bath home gives you long lake views, quality upgrades and the lifestyle of one of Southwest Florida's premier gated communities. Attractive tile flooring with decorative inlaid accents runs through the living areas, and the staircase is tiled as well. In the spacious kitchen you'll find granite countertops, updated cabinetry, GE Profile appliances, recessed lighting and a combination microwave/convection oven. The open living and dining areas have soaring cathedral ceilings and expansive sliders that bring in abundant natural light and peaceful lagoon views. The spacious primary suite looks out over the water too, with an updated bath that has fresh paint, new fixtures and updated shower fixtures. The guest bedroom has been freshly painted, and both bedrooms and the kitchen have updated window treatments. Major improvements include a 2023 tile roof and a 2024 HVAC with WiFi thermostat, along with four variable-speed ceiling fans, three of them with remotes. Out on the screened lanai, you can take in uninterrupted lagoon views, sunsets and Florida wildlife. Recent Colonial Country Club improvements

are already paid for, including a renovated fitness/community center, new primary pool decking and a fully redesigned pay-to-play championship golf course. Amenities include 8 pickleball courts, 14 tennis courts, bocce, walking/biking paths, multiple resort-style pools, an active social calendar and a clubhouse restaurant serving breakfast select days, lunch, dinner, seasonal specials and community events. Many designer furnishings, including quality Broyhill bedroom furniture, may be available separately. Newer bicycles, golf clubs, pickleball equipment, tennis racquets, beach chairs, umbrellas, tools and other personal property are INCLUDED! This is an ideal fit as a year-round residence, seasonal getaway or lock-and-leave Florida retreat. Transferable flood insurance is just $646 annually, and a 1-year American Home Shield Home Warranty is included.

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