

$650,000

SINGLE FAMILY RESIDENCE

12827 Epping WAY

12827 Epping Way, Fort Myers, Florida, 33913, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026027343**
Bedrooms	**3**
Building size	**2784 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Sought-After Somerset at The Plantation! This beautifully maintained, ONE-OWNER HOME was built for the original owners since 2016. Offering 3 bedrooms + den, 2 baths, and 2,303 SF of thoughtfully designed living space, PLUS a SUNROOM that provides additional space to relax and enjoy the Florida lifestyle. Perfectly positioned on a picturesque lakefront lot with a beautiful fountain view, this home offers an inviting combination of indoor and outdoor living. The spacious interior features plantation shutters throughout, a versatile den, and a SUNROOM ideal for relaxing, entertaining, or enjoying your morning coffee while taking in the Florida sunshine. Step outside to the expansive screened lanai featuring a HEATED POOL & SPA overlooking the lake, the perfect setting for year-round enjoyment. The SCREENED FRONT ENTRY & PATIO AREA adds another welcoming outdoor space while allowing you to enjoy fresh air and Florida breezes from both the front and back of the home. Numerous recent improvements add to the home's appeal, including a NEW HOT WATER HEATER (2025), KitchenAid dishwasher and refrigerator (2025), NEW POOL PUMP & POOL HEATER (2024), updated electrical panels and breakers (2025), screened front entry (2024), and professionally cleaned and sealed driveway pavers (2026). ACCORDION HURRICANE SHUTTERS (2021) surround the entire home. The home has NEVER FLOODED and is NOT IN A FLOOD ZONE. Located in the GATED COMMUNITY, residents enjoy LOW HOA FEES that include cable, high-speed internet, lawn and landscape

maintenance, and irrigation. Enjoy exceptional RESORT-STYLE AMENITIES including a resort pool and spa, fitness center, PICKLEBALL, tennis, bocce ball courts, walking/jogging trails, and an active social club with year-round events. An additional neighborhood pool is just a short walk from the property. Golf enthusiasts will appreciate the opportunity to join The Plantation Golf & Country Club, offering OPTIONAL SOCIAL OR FULL MEMBERSHIPS and access to the private 18-hole championship golf course designed by renowned architects Michael Hurdzan and Dana Fry. With a SUNROOM, SCREENED FRONT PATIO, HEATED POOL & SPA, LAKE AND FOUNTAIN VIEWS, and outstanding community amenities, this ONE-OWNER HOME offers the space and lifestyle Southwest Florida buyers are looking for. A MUST-SEE PROPERTY!
