

SINGLE FAMILY RESIDENCE

12090 Shawnee RD

12090 Shawnee Road, Fort Myers, Florida, 33913, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026027292**
Bedrooms	**2**
Building size	**1845 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Brick**
Interior	**Laminate**

Description

YOUR SWFL HORSE PROPERTY AWAITS! Exceptionally maintained equestrian estate on 5 fully fenced acres offering a modern renovated residence, horse facilities, income-producing potential, and an unbeatable location just minutes from shopping, dining, major roadways, and RSW International Airport. The home has been extensively updated, is move-in-ready for both horse enthusiasts and those seeking a peaceful country lifestyle. Recent upgrades include: paint (2023), new appliances (2023), water treatment system (2023), electrical panel (2023), hurricane-impact windows and doors (2024), A/C system with all new ductwork (2025), and a screened lanai (2025). The front yard is separately fenced, making it ideal for dogs. Expanded parking area provides ample space for vehicles, trailers, and equipment. A generator hookup for the home offers peace of mind during extended power outages. Septic tanks were serviced in August 2025. Designed for serious equestrians, the barn and grounds offer exceptional functionality and flexibility. The facility currently features 12 stalls with room to expand, power and water to every stall, Big Ass Fans installed throughout the barn. Wash stalls. Multiple support buildings. Air conditioned tack room and feed preparation area provide comfort and convenience, while the insulated barn lounge with new A/C (2024) includes a washer and dryer for daily operations. New electrical panels were installed throughout the barn, wash stalls, and buildings in 2022, and Ethernet wiring connects the barn, lounge, and tack room for enhanced

connectivity and security. The outdoor equestrian amenities are equally impressive, including a large riding/training arena 260 x 150 with evening lighting, 11 turnout paddocks with room to expand to 13 or more, extensive rail fencing, and nearby riding trails located just across the road. An RV site with water and power hookups allows for a full-time onsite caretaker, trainer, or guest accommodations. Beyond the equestrian facilities, the property includes two RV hookups with water and electric, two powered storage containers ideal for hay, grain, shavings, or equipment, four additional storage sheds, an insulated tack shed with new A/C (2024), treated water throughout the property, updated fencing, security cameras, and generator hookups for both the barn and support buildings. Perhaps most notably, this property has proven its durability and preparedness. During recent hurricanes, the owners remained safely on-site, experienced no flooding or storm damage, and did not need to evacuate their horses. The horses remained comfortably sheltered in the barn throughout the storms. Whether you're looking for a private equestrian retreat, a boarding operation, training facility, lesson program, or horse sales business, this property offers outstanding income-producing potential and is fully equipped for immediate operation. Simply bring your horses and start living the equestrian lifestyle you've been dreaming of.
