

$295,000

CONDOMINIUM

2711 1st ST 204

2711 1st Street, Fort Myers, Florida, 33916, United States

FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026046453**
Bedrooms	**2**
Building size	**1379 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**5**
Exterior	**Block**
Interior	**Carpet**

Description

WATERFRONT LIVING ON THE CALOOSAHATCHEE RIVER WITH A DEEDED BOAT SLIP & ELECTRIC BOAT LIFT! YES PLEASE!!! Very few condos come with a private slip & lift so you can just jump into your boat from your condo! Enjoy the best of Southwest Florida's boating lifestyle from this desirable gated 20 unit community, gulf access 2-bedroom, 2-bathroom SECOND-FLOOR END-UNIT CONDO overlooking the beautiful Caloosahatchee River! This beautiful condo end-unit location provides additional windows that fill the home with natural light, along with extra flexible living space ideal for a home office, breakfast nook, or cozy sitting area. The kitchen features granite countertops and updated appliances (2023), some hurricane windows, screened in patio, while the primary bedroom offers a unique built-in bookshelf and charming window bench seat overlooking the water, creating the perfect spot to relax and enjoy the river views. For boating enthusiasts, this condo offers an incredible bonus—a DEEDED BOAT SLIP WITH AN ELECTRIC BOAT LIFT ALREADY IN PLACE, allowing you to keep your boat conveniently located just steps from your unit. Whether you're heading out for a day on the water, fishing, or enjoying a sunset cruise, the boating lifestyle is right outside your door! Additional updates include brand new marina & fishing pier, AC (2019), WATER HEATER (2021), ROOF (2023), stackable washer and dryer and APPLIANCES (2023). You'll also appreciate the additional private storage area located downstairs near the community pool, offering convenient space for

boating gear, beach chairs, and seasonal items. Whether you're looking for a full-time residence, seasonal retreat, or the opportunity to downsize without giving up the waterfront lifestyle, this condo offers a wonderful combination of location, comfort, and boating convenience. WHY JUST LIVE ON THE WATER WHEN YOU CAN ENJOY IT TOO? Schedule your private showing today and discover the beauty of riverfront living! LOCATION, LOCATION, LOCATION! Situated along the beautiful Caloosahatchee River and approximately less than 5 minutes from Downtown Fort Myers River District (1 mile), this condo offers the perfect combination of peaceful waterfront living and city convenience! HOA includes water and owners electric bill is roughly 64.00 per month.
