

$249,000

TOWNHOUSE

11674 Pointe Circle DR

11674 Pointe Circle Drive, Fort Myers, Florida, 33908, United States

FGCMLS

Property Details

Type	**Townhouse**
MLS #	**2026025531**
Bedrooms	**3**
Building size	**1557 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Whether you're searching for the perfect seasonal retreat, a low-maintenance primary residence, or an opportunity to enjoy Southwest Florida's active coastal lifestyle, this beautifully renovated townhome delivers exceptional value in one of Fort Myers' most desirable locations. Nestled within Robin's Roost at Peppertree Pointe, residents enjoy an amenity-rich waterfront lifestyle complete with a community boat ramp, fishing pier, dock, and a spacious waterfront cabana with grills and outdoor gathering spaces- all while benefiting from remarkably affordable HOA dues of just $440 per month, offering exceptional value compared to many Southwest Florida communities. Spend your days boating, fishing, or exploring nearby beaches, with Fort Myers Beach, Sanibel Island, and Captiva Island all just minutes away. Inside, this move-in-ready 3-bedroom, 2.5-bath townhome has been extensively updated from top to bottom. The redesigned kitchen features crisp white cabinetry, black quartz countertops, stainless steel appliances, and contemporary lighting. All bathrooms have been thoughtfully remodeled with warm wood vanities, quartz surfaces, updated fixtures, mirrors, trim, and hardware. Recent improvements provide peace of mind, including a new roof and air conditioning system in 2024, all-new flooring throughout, impact-resistant windows on the second floor, and a newly screened lanai enclosure. The spacious floor plan offers both comfort and functionality, featuring an oversized living area and separate dining space, each opening through sliding glass

doors to a large screened lanai overlooking a private, fenced courtyard surrounded by tropical landscaping. Upstairs, all three bedrooms are generously sized with abundant storage throughout the home. As an added bonus, this residence is located directly beside the community pool, freshly resurfaced in 2024, making it easy to enjoy a refreshing swim just steps from your front door. Each residence includes one covered carport space and one additional assigned parking space. Top-rated schools, shopping, dining, healthcare, and Southwest Florida International Airport are all conveniently nearby, making this an ideal home for full-time residents, seasonal owners, or investors alike. Move-in ready, thoughtfully updated, and ideally located—this is Southwest Florida living at its best. Need creative financing? The seller may be open to a lease purchase/rent to own option... also, this property is subject to FIRPTA, so please make sure the buyer qualifies for a FIRPTA purchase.
