

$230,000

TOWNHOUSE

3111 Cottonwood BEND 1704

3111 Cottonwood Bend, Fort Myers, Florida, 33905, United States

FGCMLS

Property Details

Type	**Townhouse**
MLS #	**2026024282**
Bedrooms	**3**
Building size	**2095 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

Experience the highly desirable lifestyle of Verandah in this beautifully maintained turnkey townhome located in the sought-after Cottonwood Bend neighborhood. Offering fabulous long water views and move-in-ready convenience, this spacious residence combines comfort, value, and resort-style living in one of Fort Myers' premier gated communities. This well-appointed townhome features 3 large bedrooms, 2.5 bathrooms, and a 1-car attached garage with additional storage space. The spacious kitchen is designed for both everyday living and entertaining, complete with granite countertops, a walk-in pantry, and abundant cabinet and prep space. The open-concept layout flows seamlessly into the living and dining areas, creating a warm and inviting atmosphere enhanced by tranquil waterfront views. Additional upgrades include a newer A/C system installed in 2017, featuring a REME HALO™ in-duct air purification system for enhanced air quality and comfort. The roof has also been replaced, and there are no outstanding assessments, offering peace of mind to the next owner. Residents of Cottonwood Bend enjoy access to their own private community pool, while Verandah delivers an unmatched Southwest Florida lifestyle with exceptional resort-style amenities. Enjoy 36 holes of championship golf on two PGA-caliber courses, tennis, bocce, kayaking on the Orange River, multiple dog parks, a state-of-the-art fitness center, resort-style pool, sports bar, fine dining, and over 9 miles of scenic biking and walking trails surrounded by natural beauty. Ideally located near Downtown Fort

Myers, the Caloosahatchee River, shopping, dining, and both Fort Myers and Punta Gorda airports, this turnkey waterfront townhome presents an incredible opportunity to enjoy the very best of the Verandah lifestyle.
