
$999,950
SINGLE FAMILY RESIDENCE
13746 Brynwood LN
13746 Brynwood Lane, Fort Myers, Florida, 33912, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026021694**
Bedrooms	**3**
Building size	**7191 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Block**
Interior	**Other**

Description

RARE OPPORTUNITY! NEARLY 3 ACRES IN GATED BRYNWOOD IN CENTRAL FORT MYERS! PRIVATE ESTATE-SIZED HOMESITE WITH POOL, EXCEPTIONAL PRIVACY & INCREDIBLE RENOVATION OR CUSTOM ESTATE POTENTIAL! **NEARLY 3 ACRES OF PRIVACY IN THE HEART OF FORT MYERS AT A PRICE THAT'S HARD TO IGNORE! Discover an exceptional opportunity located in BRYNWOOD, one of Fort Myers' established GATED ESTATE-HOME COMMUNITIES! Offering nearly 3 acres of land, mature landscaping, a PRIVATE SWIMMING POOL, and an unbeatable central location, this property is priced with the value of the LAND in mind. Whether you're looking to renovate, create a luxury estate, or invest in a rare acreage property in Southwest Florida, THIS IS AN OPPORTUNITY WORTH EXPLORING! **LOCATION, ACREAGE & PRIVACY — THE COMBINATION BUYERS ARE SEARCHING FOR!** Brynwood is known for its expansive estate-sized homesites, beautiful mature trees, peaceful surroundings, and exclusive gated setting. Imagine enjoying the space and privacy of a country estate while remaining just minutes from Fort Myers shopping, restaurants, entertainment, and everyday conveniences. Finding nearly 3 acres in such a desirable CENTRAL FORT MYERS LOCATION is increasingly difficult! The existing residence offers **3 BEDROOMS + DEN/POTENTIAL 4TH BEDROOM, SPACIOUS LOFT & LARGE BONUS ROOM**, providing incredible flexibility for a home office, media room, fitness studio, guest retreat, or additional living space. The family room features a WOOD-BURNING FIREPLACE,

while a separate bar area creates an inviting space for entertaining. With generous square footage and multiple living areas, the possibilities for transforming this home are extensive! **YOUR OWN PRIVATE SOUTHWEST FLORIDA ESTATE!** Step outside to an expansive SCREENED LANAI and PRIVATE SWIMMING POOL surrounded by nearly 3 acres of peaceful, landscaped grounds. A CIRCULAR DRIVEWAY offers ample parking, while the oversized property provides exciting possibilities for gardens, outdoor entertaining areas, additional garage space, workshops, or future improvements, subject to applicable approvals. **RENOVATE, REIMAGINE OR BUILD YOUR DREAM ESTATE!** Update the existing home to reflect your personal style, undertake a complete luxury renovation, or explore the potential for a custom-built estate residence. With substantial acreage and an established gated neighborhood, this property offers possibilities that are difficult to duplicate in central Fort Myers. **PRIME LOCATION NEAR BELL TOWER SHOPS!** Enjoy convenient access to shopping, dining, healthcare, golf, Southwest Florida International Airport, Fort Myers Beach, Sanibel Island, and area attractions. **DON'T MISS YOUR CHANCE TO SECURE NEARLY 3 ACRES IN GATED BRYNWOOD!** For buyers searching for FORT MYERS ACREAGE, A PRIVATE ESTATE PROPERTY, A LARGE RESIDENTIAL LOT, OR A RENOVATION OPPORTUNITY WITH A POOL,