
$175,000
10651
MANUFACTURED HOME
10651 Wales LOOP
10651 Wales Loop, Bonita Springs, Florida, 34135, United States
SWFLAMLS

Property Details

Type	**Manufactured Home**
MLS #	**226018282**
Bedrooms	**2**
Building size	**928 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Manufactured**
Interior	**Carpet**

Description

Welcome to your affordable piece of paradise with an unbelievably low $95 monthly HOA fee! Nestled within the highly desirable Bonita St. James Village, a welcoming 55 plus co-op community in the heart of Southwest Florida, this meticulously maintained two-bedroom, two-bathroom manufactured home includes the co-op ownership share right in the purchase. It comes completely turnkey and fully furnished, meaning this charming residence is ready for you to move right in and start enjoying the sunshine today. Just bring your toothbrush! Inside, the bright and spacious open floor plan creates an inviting atmosphere where the full-sized kitchen flows seamlessly into the comfortable living room, making it ideal for both everyday living and entertaining. You will love the beautiful, sun-filled Florida Room that provides extra space to relax, as well as the oversized laundry, storage, and utility workroom that offers plenty of practical space for organization and hobbies. What truly sets this property apart is the exceptional value packed into that $95 monthly fee. It covers full access to the community pool, spa, and community center, along with trash removal, road maintenance, a fenced storage area, and complete lawn care including mowing, edging, and tree maintenance. Bonita St. James Village is a beautifully maintained, active community of 118 homesites with a peaceful atmosphere. Guidelines require at least one resident to be 55 or older, while a second resident may be 45 or older. Leasing and pets are also permitted with certain restrictions. Location is another major

advantage for this property. You are just minutes away from shopping, dining, and everyday conveniences. The post office is less than a mile from your front door, the public library is under two miles away, and the pristine sands of Bonita Beach are only 6.5 miles away. Whether you are looking for a comfortable seasonal retreat, a full-time Florida residence, or an affordable way to enjoy the Southwest Florida lifestyle, this exceptional home offers it all. Come discover the sunshine, natural beauty, and relaxed coastal lifestyle you have been waiting for!
