

MANUFACTURED HOME

16168 Baton Rouge CT

16168 Baton Rouge Court, Fort Myers, Florida, 33908, United States

FGCMLS

Property Details

Type	**Manufactured Home**
MLS #	**2026046216**
Bedrooms	**2**
Building size	**2378 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Aluminum Siding**
Interior	**Laminate**

Description

Sweeping PANORAMIC WATEFRONT VIEW! Let nature's BEAUTY welcome you from SUNRISE to SUNSET! 2 Bed 2 Bath (Plus enclosed Florida Room/Den) 1 Car home tucked away in the Peaceful Hidden Gem of LEE PLANTATION (a 55+ Active Lifestyle Community). Arguably ONE of, if not THE BEST Location within the Entire Neighborhood! Close to the Entrance? Check. Close to ALL the AMENITIES and CLUBHOUSE? Double Check! UNOBSTRUCTED WATERFRONT VIEWS ALL DAY EVERYDAY? YEP, WE HAVE THAT TOO!! OVER 1,700 sq ft Living Area not to mention a 140+ sq ft Shed/Workshop only a couple steps outside. Slight exterior bumps and bruises from IAN however NO interior water intrusion, sitting high and dry. New A/C 2020 & New Shingle Roof 2021. Brand New Wall Unit A/C in Florida Room/Den. Bright and Charming throughout with Skylights and an abundance of Energy Efficient Thermal Windows. Stop and consider all the POTENTIAL this property has in YOUR future! Renovate and Transform at Your Leisure. Decorate and Design as little or as much as you DESIRE. THIS home is READY to become the New ESCAPE for BOTH the SUN Chaser/SNOW Bird or FULL TIME RESIDENT alike! Speaking of Amenities...Heated Pool/Spa, Tennis/Pickleball, Horse Shoes, Bocce and the ever competitive Shuffle Board!! Inside the Clubhouse you have a Gym, Library, Event Center, Kitchen and the "Man Cave" which includes Billiards and Card Table. COMMITTEES, CLUBS and POT LUCKS, even the OFF-SEASON Calendar is FULL! Close proximity to almost EVERYTHING you

might Need, even the things you Don't! Be on Fort Myers Beach or Sanibel Island in 15 minutes. Catch a Spring Training Game in 20 minutes. I-75 Corridor and SWFL International Airport both reachable within 30 minutes, how EASY IS THAT! ** Speaking of HOME...GREAT Opportunity to close before Dec 31, 2026 and be eligible for the proposed HOMESTEAD EXEMPTION of $125K in 2027 and $250k 2028 on all non-school ad valorum taxes moving forward!! **
