
$399,000
ATTACHED
13450 Causeway Palms CV
13450 Causeway Palms Cove, Fort Myers, Florida, 33908, United States
FGCMLS

Property Details

Type	**Attached**
MLS #	**2026016963**
Bedrooms	**2**
Building size	**1931 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

BREAKING NEWS!! Amendment 3 has passed!!— here’s what it means for Florida homeowners. If you’re a Florida resident by December 31, 2026 and homestead your primary residence, you may qualify for a bigger homestead exemption on your non-school property taxes: • 2027: $150,000 • 2028: $250,000 Been on the fence about buying? This home may be a perfect fit for you! Now is the time to make your move. Close and make Southwest Florida your permanent home by December 31 to qualify for the increased exemption starting in 2027. WHY WAIT 5 YEARS TO GET THE BENEFIT OF BUYING NOW! SAVES YOU THOUSANDS OF DOLLARS! TAKE ANOTHER LOOK! Discover an opportunity to own an upgraded luxury villa in the exclusive Villas at Causeway Key, an intimate enclave of just 26 residences, minutes from the beaches of Sanibel Island. HOA fees: only $206 per month! This exceptional paired villa has been enhanced beyond the builder's original floor plan. Additional windows welcome abundant natural light, creating bright, inviting interiors and effortless sophistication. Offering nearly 1,600 sq. ft. of beautifully appointed living space, this immaculate residence features two spacious bedrooms, a versatile den easily converted to a third bedroom, two full baths, and a spacious two-car garage. Step inside to an elegant open-concept design featuring tray ceilings, impressive eight-foot doors, and sophisticated tile flooring throughout the main living areas. The seamless layout is perfect for entertaining and everyday living. The designer kitchen

blends style and functionality with gleaming quartz countertops, rich hardwood cabinetry, stainless steel appliances, and under-cabinet lighting. Solar tubes introduce additional natural light, enhancing the home's welcoming ambiance. A beautifully equipped laundry room offers a full-size stacked washer and dryer, deep utility sink, and generous cabinetry for storage. Luxury meets peace of mind with hurricane-impact windows and doors throughout, plus the advantage of assumable flood insurance. Meticulously maintained and move-in ready, this villa invites you to enjoy the Southwest Florida lifestyle immediately. Nestled within The Villas at Causeway Key, this boutique community offers privacy, exclusivity, and convenience. Ideally located off Davis Road, approximately two miles from the Sanibel Causeway, the property places Sanibel Island and Fort Myers Beach, exceptional waterfront dining, boutique shopping, and endless recreation within easy reach. Whether seeking an elegant year-round residence, a sophisticated seasonal retreat, or an investment opportunity, this remarkable property offers an exceptional combination of location, quality, and value. Experience boutique coastal living, thoughtful luxury, and the convenience of being minutes from paradise. Schedule your private showing today and view the spectacular walk-through video to appreciate everything this exceptional residence offers!
