
$340,000
TOWNHOUSE
3623 Edgewood AVE
3623 Edgewood Avenue, Fort Myers, Florida, 33916, United States
SWFLAMLS

Property Details

Type	**Townhouse**
MLS #	**226039790**
Bedrooms	**3**
Building size	**3207 sq. ft.**
Heating	**Heat Pump**
Bathrooms	**3**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**
View	**Landscaped, Pool, River, Water**

Description

Wake up to sweeping Caloosahatchee River views from every floor of this 3-bedroom, 3-bath townhome in River Place. It’s a gated riverfront community just minutes from the historic Downtown Fort Myers River District. The home has a private elevator, an oversized 2.5-car garage and direct river-to-Gulf boating access, so you get true waterfront living at a surprisingly affordable price. The home offers more than 2,400 square feet of meticulously maintained space across three levels. The open main living area has volume ceilings and an open kitchen with light wood cabinetry and a center island. It’s perfect for entertaining while you take in the water. Brazilian slate, travertine, vinyl plank flooring and carpet add warmth and character throughout. The private elevator makes moving between all three levels effortless. Outdoor living is where this home shines. You can choose the sundeck, the screened lanai or the private balcony for morning coffee or sunset cocktails, or for watching dolphins and manatees glide by. The flexible entry level works well as a guest suite, home office or bedroom. The oversized 2.5-car garage includes a utility sink, storage cabinets and two 240V EV charging outlets. It has room for a small boat or jet ski. The home also has a newer roof, a newer heat pump system, UV-light whole-house Aquasana water filtration and a Class “A” sprinkler system. River Place residents enjoy a heated community pool and spa overlooking the river, along with tennis and pickleball courts. The community also has a private boat launch ramp and a community dock, and

deeded boat slips may be available for purchase or lease. The home is close to I-75, RSW International Airport, hospitals, major shopping, downtown Fort Myers and the best of Southwest Florida. Boating, fishing, river views and unforgettable sunsets are all just steps from your door. Be sure to watch the video tour!
