
$1,388,000
BATH
BATH
CL.
LAUNDRY
BEDROOM 2
(11' 0" X 13' 3")
BALCONY
CL.
KITCHEN
(11' 5" X 11' 2")
LIVING/DINING
(13' 7" X 26' 8")
PANTRY
AC
W.I.C.
PRIMARY BEDROOM
(14' 5" X 13' 0")
FOYER
PRIMARY BATH
(13' 0" X 6' 1")
3 1st ST 1102

FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026014392**
Bedrooms	**3**
Building size	**1866 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

A rare offering within ONE, an intimate 21-story boutique tower redefining waterfront luxury in Fort Myers. With only 34 total residences and just two homes per floor, this is a level of privacy and exclusivity virtually unmatched in Southwest Florida. Every residence is a corner end-unit, ensuring sweeping river views, abundant natural light, and a serene, residential feel far removed from typical high-rise living. Access your unit via a private entrance elevator that opens directly into your own foyer. The “CASCADE” floor plan boats an open kitchen, living dining space, two primary suites, and a third bedroom and guest bathroom on approximately 1,866 square feet with elevated ceilings and full-height glass doors that open to expansive riverfront views and balcony. The seamless indoor-outdoor flow creates an effortless extension of the living space, ideal for both relaxation and entertaining. A chef-inspired kitchen anchors the home, featuring premium appliances and gas cooktop, European-style cabinetry, a wine cooler and a statement island. The primary suite is a private retreat with a spacious walk-in closet, and a spa-quality bath complete with dual vanities, and a glass-enclosed shower. Residents enjoy a curated collection of waterfront amenities, including an infinity-edge pool, a riverfront beach area with cabanas, boat dock, private riverfront kayak launch area, chef-inspired cabana BBQ, State-of-the-art fitness center, cozy and inviting fire pits, pet grooming salon, and much more, all reserved for only 34 owners. This is a residence defined not just

by design, but by rarity, functionality, and a level of everyday convenience that makes it truly livable year-round, as a second home or investment. Ideally positioned just moments from the Historic River District of Downtown Fort Myers, residents can enjoy walking access to downtown shops, restaurants, and year-round events, while returning home to a more private, tranquil setting. The trolley stop right in front of ONE further enhances connectivity to downtown. Secure your future residence at ONE today: Within this limited collection, opportunity are finite and pricing will evolve as availability narrows. Take advantage now and position yourself ahead of the continued growth and expansion of Downtown Fort Myers. (PID #:13-44-24-P2-00006.0020)
