

$699,000

CONDOMINIUM

12601 Mastique Beach BLVD 401

12601 Mastique Beach Boulevard, Fort Myers, Florida, 33908, United States

Property Details

Type	**Condominium**
MLS #	**2026012613**
Bedrooms	**3**
Building size	**2823 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

REDUCED FEES! BRAND NEW A/C! Water surrounds this condo providing the feeling you live on a boat - a 3BR/3BA 2473’ boathouse! A secured elevator opens to a private foyer. Double doors lead into an open, spacious & light-filled great rm w/crown molding. Floor to ceiling, sliders w/impact glass & a LG window w/plantation shutters frame the water view including a 25-acre glistening lake to the S. To the W, a crystal-clear lagoon is framed by more floor to ceiling sliders. The Bay & Gulf sparkle on the horizon, over the 700+ acres of preserve. Luxury vinyl floors run throughout the living spaces. Two lanais (I is off living area w/ S exposure & the other is off dining area w/W view), both w/new screening, Storm Smart shades & tile floor provide outdoor living/entertaining space. The dining area affords you the opportunity to eat meals w/water views on two sides. The kitchen is centralized & open to the dining/living areas as well as a bonus area which can be used as a BRKFST rm, seating area or office. The SS GE Profile appliances-built-in oven w/warming tray & built-in microwave, dishwasher & French door/bottom freezer refrigerator were replaced in ‘25. The kitchen also features a glass cooktop, tile backsplash, under counter lighting, wood cabinets w/granite counters & 2 BRKFST bars. The primary suite has a water view through a LG window w/ plantation shutters, carpet, access to the S lanai, crown molding, 2 WICs & in-suite BA featuring WIS w/frameless shower door, soaking tub, wood cabinets, 2 sinks & WC. Two carpeted guest rms are located on the opposite end of the

condo providing owners privacy from overnight guests. One of the guest rms is a secondary in-suite. The other guest rm is situated next to a 3rd BA. On the same side of the condo is a generous laundry w/deep sink, cabinets & closet for more storage. Another storage closet is steps outside the condo. Two under bldg. parking spaces & dehumidified storage rm convey. For an additional cost, an a/c storage rm is also avail. HVAC & water heater were replaced in ‘23. A whole house water filtration system conveys. This ‘boathouse’ can be purchased turn-key furnished. Situated on 50 tranquil acres w/25-acre lake, Mastique provides a low-density resort lifestyle. A 1-mile shell walking/jogging path surrounds the lake while a lakeside beach offers a place to launch a paddle boat. Expanding your personal living space is a 6000+ sq ft completely renovated clubhouse w/fitness center, yoga studio, billiard/game rm, gathering area, dining rm, kitchen, meeting/media rm, screened lanai & alfresco dining area. The 0-entry pool is organically shaped w/salt-water system. Both pool/spa sit on the lake’s N edge. Refurbished tennis & Pickleball courts, Bocci Ball/putting green & dog park are on-site.. BONUS – ideal location – walk to a beach, restaurants, grocery, & shops. Bike to Sanibel & FMB. FEES REDUCED! Master Assoc Fee = $1492/Quarterly & Condo Assoc Fee = $1947/Quarterly

---