
$979,900
SINGLE FAMILY RESIDENCE
13621 China Berry WAY
13621 China Berry Way, Fort Myers, Florida, 33908, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226010204**
Bedrooms	**3**
Building size	**2690 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. Imagine starting your morning with coffee on the lanai overlooking the lake, spending the afternoon on the boat, and coming home for a swim as the Florida sun settles over the water. This is the lifestyle waiting for you in Catalpa Cove. Located in a private gated boating community of just 79 homes in the desirable Iona corridor, this beautifully updated lakefront pool home offers the rare combination of boating, privacy, outdoor living, and convenience. Deeded dock #57 includes a 10,000 lb boat lift accommodating up to approximately a 26 ft boat, with access to the Gulf whenever you are ready to get on the water. Southern rear exposure fills the screened pool, spa, and spacious lanai with natural light while providing a peaceful lake backdrop for entertaining, dining outside, or simply unwinding at the end of the day. Disappearing pocket sliders open the great room completely to the lanai, creating the seamless indoor outdoor lifestyle Southwest Florida is known for. Built by Aubuchon Homes, the residence features volume and tray ceilings, three bedrooms plus a den or study, and a split floor plan offering privacy for owners and guests. The centrally located kitchen includes custom cabinetry, granite countertops, stainless steel appliances, decorative backsplash, and a breakfast bar overlooking the main living areas. The primary suite opens to the lanai and features a large walk in closet, dual vanities, soaking tub, and separate walk in shower. Extensive improvements include a

2020 tile roof, Trane WiFi HVAC system, updated flooring, cabinetry, appliances, lighting, water heater, exterior paint, landscaping, gutters, and pool equipment with heater and Aqualink WiFi controls. Catalpa Cove offers marina access, a fishing pier, community dock, and tennis courts, all just minutes from Sanibel Island, Fort Myers Beach, shopping, dining, and medical facilities. It is a place where life feels a little less rushed, the water is always close by, and coming home feels like part of the vacation.
