

SINGLE FAMILY RESIDENCE

1006 April LN

1006 April Lane, North Fort Myers, Florida, 33903, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026010992**
Bedrooms	**3**
Building size	**1191 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Laminate**

Description

Welcome to this beautifully maintained waterfront retreat in North Fort Myers, offering direct boating access to the Caloosahatchee River and the Gulf of America from your own backyard. Situated on a freshwater canal, this 3-bedroom, 2-bathroom home features 1,191 square feet under air, a 1-car attached garage, and an expansive screened-in back porch designed to take full advantage of Florida’s indoor-outdoor lifestyle. Originally built in 1973, the home has been tastefully updated and meticulously cared for, blending classic Florida charm with modern improvements. A durable metal roof was installed in 2021, and at the same time most of the home’s windows were replaced with impact-resistant windows, providing added storm protection, energy efficiency, and peace of mind. Electrical components were also updated in 2025. Inside, you'll find a bright open-concept living and kitchen area with recessed lighting, updated cabinetry, stainless steel appliances, and attractive wood-style flooring that flows through much of the home. The spacious living room connects seamlessly to the kitchen and dining area, creating an ideal layout for entertaining or relaxing after a day on the water. Large windows throughout the home allow natural light to fill the space while offering peaceful views of the canal and mature tropical landscaping. The primary bedroom offers comfortable space and privacy, while two additional bedrooms provide flexibility for guests, family, or a home office. Enjoy the large, dedicated laundry room, which provides additional storage and

functionality. Step outside to the large screened lanai overlooking the canal, a perfect spot for morning coffee, evening cocktails, or entertaining friends and family. The backyard features mature palms and shade trees, a concrete seawall, and a concrete dock, making it easy to launch a kayak, fish from your backyard, or take your boat out for a day on the river. This property is being sold fully furnished and turnkey and is currently operating as a successful Airbnb, making it an excellent opportunity for investors, seasonal residents, or anyone seeking a ready-to-enjoy Florida waterfront getaway. Conveniently located near shopping, dining, golf courses, and just a short drive to downtown Fort Myers, this home offers the perfect combination of waterfront living, income potential, and move-in-ready comfort. Come experience the relaxed Southwest Florida lifestyle this canal-front property has to offer.
