

$795,000

CONDOMINIUM

23850 Via Italia CIR 403

23850 Via Italia Circle, Estero, Florida, 34134, United States

SWFLAMLS

Property Details

Type	**Condominium**
MLS #	**226005564**
Bedrooms	**3**
Building size	**2451 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Concrete**
Interior	**Carpet**

Description

PRICE REDUCTION Nov. 5th 2026 Welcome to effortless luxury in this beautifully updated residence at Florencia in The Colony Golf & Bay Club. Offering 3 bedrooms and 3 baths, this light-filled home features an open, airy layout ideal for both relaxed living and entertaining. From its desirable southwest exposure, this residence enjoys remarkable panoramic views rarely found from a fourth-floor setting—overlooking the sparkling Florencia pool, the lush fairways of The Colony Golf Course, Estero Bay, and the colorful Gulf sunsets beyond. Expansive living and dining areas flow seamlessly to a spacious screened lanai, creating the perfect setting for morning coffee, evening cocktails, and year-round enjoyment of Southwest Florida's ever-changing coastal scenery.The kitchen has been thoughtfully updated with quartz countertops and a mirrored backsplash, creating a fresh, contemporary space ideal for cooking and gathering. The spacious primary suite is a true retreat, highlighted by a completely renovated primary bath with quartz-topped vanities, porcelain flooring and shower, all-new fixtures, and a redesigned layout where the soaking tub has been removed to provide additional counter space and storage—both elegant and highly functional. Two guest rooms, 1 ensuite, the other doubles as bedroom 3 or Den and has access to nearby full bath, both share the East facing open balcony with stunning sunrise views. Unit 403 is tastefully decorated and furnished in a sophisticated, transitional style, with most furnishings negotiable with the purchase, allowing you

to begin enjoying the Florida lifestyle immediately. Florencia residents also enjoy a resort-style amenity deck with pool, spa, fitness center, two private guest suites and social spaces. Colony Residents enjoy a lifestyle few communities can match. Golf is optional, with golf in waiting options available at both The Colony Golf Club and The Nest at Pelican Landing. A private 34-acre island beach park is reached by boat shuttle, where chairs and umbrellas await you and your guests. Owners enjoy access to the Colony Bay Club with two levels of waterfront dining, a kayak park at both The Colony and Pelican Landing and other outstanding recreational amenities including pickleball, bocce and a children’s playground, plus 12 tennis courts at Pelican Landing (6 more optional at The Colony Golf Club). Ideally located near world-class beaches, Coconut Point, fine dining, and Southwest Florida International Airport—this is refined coastal living at its finest.
