

x0024429000 3br



Location **California**
<https://www.genclassifieds.com/x-437692-z>

A waterfront Villa located in Harbour Isle Yacht and Racquet Club, a Fort Myers premier waterfront gated community in the Iona district close to Ft Myers Beach and Sanibel Island. Our Villa is located on Anglers Cove, in a very desirable cul de sac location.

You can dock your boat in the freshwater canal behind the Villa with direct access to the Intracoastal Waterway via a boat lift. You can also lease or purchase a boat slip in the community saltwater marina.

Almost 1900 Square Feet under air, this three Bedroom, three bath waterfront Villa includes a private cabana suite that opens onto a courtyard area complete with a private heated pool and pool side BBQ area including a built-in grill and refrigerator. The Villa also includes a nice size two car garage with built-in storage and work areas.

Other upgrades include 8 foot doors, coffered ceilings, crown molding, a built-in lighted china cabinet, solid surface counter tops, tile floors throughout, and a newer A/C system and hot water tank (installed 2013)

The \$1,700 quarterly association fee includes irrigation, lawn care, fitness center/club house, large community pool, hot tub, insurance on the structure, and maintenance as well.

The villa is wired for sound with speakers in the lanai, kitchen, office, living room, and master bathroom.

Are you looking for a paradise home on our beautiful island, beautiful views from the water and great amenities, we would like to help you find it at Harbour Isle Yacht and Racquet Club.

These are new homes.

We might be willing to rent the villa back from the buyer for a period of time if they don't plan to move immediately.

More Pictures available upon request.

Asking Price \$429,000

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