

\$999,950

SINGLE FAMILY RESIDENCE

13746 Brynwood LN

13746 13746 Brynwood Lane Lane, Fort Myers, Florida, 33912, United States

Property Details

Type	Single Family Residence
MLS #	2026021694
Bedrooms	3
Building size	7191 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2.5
Floor	1
Exterior	Block
Interior	Other

Description

PRICE REDUCED FOR A QUICK SALE! NEARLY 3 ACRES IN BRYNWOOD WITH A POOL, PRIVACY & INCREDIBLE VALUE IN CENTRAL FORT MYERS! This price is hard to believe for Brynwood. Located in one of Fort Myers' established gated estate-home communities, this nearly 3-acre property is now priced close to the value of the property itself, creating a rare opportunity to invest in acreage, privacy, and location at a price that is increasingly difficult to find in central Fort Myers. Brynwood is known for spacious estate-size homesites, mature surroundings, privacy, and its convenient location near everything Fort Myers has to offer. If you have been waiting for the right time to buy into one of the area's few gated communities offering true acreage, this may be the opportunity. The existing home features 3 bedrooms plus a den that could function as a 4th bedroom, along with a large loft and bonus room offering incredible flexibility for a media room, home office, fitness space, guest retreat, game room, or additional living area. The family room includes a wood-burning fireplace, and a nearby bar area adds another space for entertaining. Outside, the large screened lanai and private swimming pool provide plenty of room for outdoor dining, gatherings, and enjoying the Southwest Florida lifestyle. A circular driveway offers abundant parking, while the expansive homesite provides room for gardens, additional garage space, recreational areas, workshops, outdoor living, or future improvements. This property also offers tremendous potential for buyers with vision. Renovate the

existing home, complete a major remodel, or explore the possibilities of creating a custom estate on an oversized Fort Myers homesite. Properties offering this much land in such a central location are becoming increasingly rare. The location is another major advantage. Brynwood is close to Bell Tower Shops, restaurants, shopping, healthcare, entertainment, Southwest Florida International Airport, beaches, and many of Fort Myers' everyday conveniences. Whether you are searching for a Fort Myers acreage home, gated estate property, private pool home, renovation opportunity, large residential lot, or investment property with redevelopment potential, this Brynwood home offers an exceptional combination of land, location, privacy, and value. **PRICE REDUCED FOR A QUICK SALE — INVEST NOW IN ONE OF FORT MYERS' MOST UNIQUE ACREAGE COMMUNITIES AND CREATE THE PROPERTY YOU HAVE BEEN ENVISIONING.**

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