

\$189,000

TOWNHOUSE

12964 Elm Creek CT

12964 12964 Elm Creek Court Court, Fort Myers, Florida, 33919, United States

Property Details

Type	Townhouse
MLS #	226019289
Bedrooms	2
Building size	1201 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	2
Exterior	Block
Interior	Tile

Description

Tucked within a quiet, gated community in the heart of Fort Myers, this charming 2BR + Loft / 2BA residence offers the ease of single-family ownership with the low-maintenance lifestyle of a townhome. From the moment you step inside, soaring vaulted ceilings and open-concept living spaces create an airy, inviting feel that lives far larger than expected. Warm Spanish tile flooring flows throughout, while sliders from both the living room and primary suite open to your own private fenced courtyard; the perfect space to unwind, entertain, or enjoy peaceful mornings outdoors. The thoughtfully designed main-level primary suite offers privacy and comfort with a spacious walk-in closet, linen closet, and beautifully remodeled bath featuring a large walk-in shower. Upstairs, guests will enjoy their own bedroom and full bath, along with an open loft; ideal for a home office, or additional lounge space. An oversized exterior storage closet provides plenty of room for beach chairs and seasonal items. Whether you are a first-time homebuyer, seasonal resident, or investor, this property offers exceptional flexibility. Governed as a single-family home, financing approval may be more favorable than traditional condo financing. Low HOA fees, no rental restrictions, and the ability to have up to two dogs (75 lbs max each) make this an incredible opportunity for primary living, a winter retreat, or a vacation rental investment. Residents enjoy a community pool and hot tub just a short stroll away, with new roofs completed in 2022 and covered carports currently being added for

each building. Centrally located with easy access to shopping, dining, schools, major roadways, medical facilities, Southwest Florida International Airport, the Downtown Fort Myers River District, and Southwest Florida's beautiful beaches. This hidden gem delivers convenience, comfort, and lifestyle all in one!

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