

\$380,000

SINGLE FAMILY RESIDENCE

8369 Sumner AVE

8369 8369 Sumner Avenue Avenue, Fort Myers, Florida, 33908, United States

Property Details

Type	Single Family Residence
MLS #	2026021134
Bedrooms	3
Building size	2334 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Carpet

Description

Beautiful home located in the highly desirable Catalina Isles community of Fort Myers. This property features a spacious and functional layout, inviting living areas, a screened lanai, and a peaceful setting perfect for enjoying the Florida lifestyle. Ideally positioned just a short walk from the community pool, you can enjoy the benefits of a resort-style pool without the cost and maintenance of a private one, while still enjoying the privacy and quietness of the home's location. Catalina Isles is a very family- and kid-friendly community known for its fun neighborhood gatherings and holiday events, including Halloween trick-or-treating and other seasonal activities that create a welcoming community atmosphere. Conveniently located near shopping, dining, beaches, HealthPark Medical Center, Fort Myers Beach, and Sanibel, the community also offers fantastic amenities including a resort-style pool, fitness center, clubhouse, playground, and more. Recent updates include a new HVAC system and water heater installed in 2023, as well as a brand-new washer and dryer installed in May 2026 with a one-year warranty. The seller also has a 2023 four-point inspection report with positive results for insurance purposes. The report noted that the tile roof had an estimated remaining useful life of approximately 13 years at the time of inspection, which would put it at around 10 years remaining now. Seller is offering a \$2,000 credit to the buyer at closing, providing a great opportunity to put it toward appliance upgrades, cosmetic improvements, or adding your own personal touch to

make the home truly yours.

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