

\$175,000

MANUFACTURED HOME

10651 Wales LOOP

10651 10651 Wales Loop Loop, Bonita Springs, Florida, 34135, United States

Property Details

Type	Manufactured Home
MLS #	226018282
Bedrooms	2
Building size	928 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Manufactured
Interior	Carpet

Description

Welcome to your affordable piece of paradise in the heart of Southwest Florida! Nestled within the highly desirable Bonita St. James Village, a welcoming 55+ co-op community, this meticulously maintained two-bedroom, two-bathroom manufactured home offers the perfect blend of comfort, convenience, and resort-style Florida living. Completely turnkey and fully furnished, this charming residence is ready for you to move right in and start enjoying the sunshine—just bring your toothbrush! Inside, the bright and spacious open-concept floor plan creates an inviting atmosphere, with the full-sized kitchen and dining area flowing seamlessly into the comfortable living room, making it ideal for both everyday living and entertaining. A beautiful sun-filled Florida Room provides additional living space, while the oversized laundry, storage, and utility workroom offers plenty of practical space for organization and hobbies. What truly sets this property apart is the included Co-Op ownership share, helping keep monthly HOA fees remarkably low at just \$95. This exceptional value includes access to the community pool, spa, and community center, as well as trash removal, road maintenance, a fenced storage area, and complete lawn care—including mowing, edging, and tree maintenance. Bonita St. James Village is a beautifully maintained and active community featuring 118 homesites, with approximately one-third occupied by friendly year-round residents. Community guidelines help preserve the peaceful atmosphere, requiring at least one resident to be 55 or older,

while a second resident may be 45 or older. Leasing and pets are also permitted with certain restrictions. Location is another major advantage, with shopping, dining, and everyday conveniences just minutes away. The post office is less than a mile from home, the public library is under two miles away, and the pristine sands of Bonita Beach are only 6.5 miles away. Whether you're looking for a comfortable seasonal retreat, a full-time Florida residence, or an affordable way to enjoy the Southwest Florida lifestyle, this exceptional home offers it all. Come discover the sunshine, natural beauty, and relaxed coastal lifestyle you've been waiting for!

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