

**\$1,248,000**

SINGLE FAMILY RESIDENCE

**12206 Honeysuckle RD**

12206 12206 Honeysuckle Road Road, Fort Myers, Florida, 33966, United States

## Property Details

|                  |                         |
|------------------|-------------------------|
| Type             | Single Family Residence |
| MLS #            | 2026020517              |
| Bedrooms         | 5                       |
| Building size    | 3361 sq. ft.            |
| Air conditioning | Yes                     |
| Heating          | Central                 |
| Bathrooms        | 4                       |
| Floor            | 1                       |
| Exterior         | Block                   |
| Interior         | Tile                    |

## Description

Welcome to your own private compound — a rare 2.5+ acre estate offering the perfect blend of country living, privacy, and income-producing potential, all while being right in the heart of Ft. Myers and close to everything Southwest Florida has to offer. Best of all, there is NO HOA — giving you the freedom and flexibility that is nearly impossible to find in such a prime location. Bring your boats, RVs, trailers, work vehicles, animals, and toys without the restrictions, fees, or oversight of a homeowners association. Enjoy true property ownership with the space and freedom to live the lifestyle you want. This one-of-a-kind property features three separate living spaces, making it ideal for multi-generational living, short-term or long-term rental income, guest accommodations, or creating your own private family retreat. Whether you're looking for a peaceful homestead, investment opportunity, or luxury compound, this property delivers unmatched versatility. The beautifully updated main residence offers 3 bedrooms plus a den and 2 full bathrooms with a stunning modern kitchen designed for entertaining and everyday living. Step outside and experience your own backyard oasis featuring a sparkling pool, oversized lanai, fire pit area, and expansive outdoor entertaining spaces surrounded by mature landscaping and wide-open acreage. Enjoy peaceful mornings and relaxing evenings with scenic views of neighboring horses grazing just beyond the property line — adding to the serene country atmosphere rarely found this close to town. In addition to the main home, the

property includes a 500-square-foot hurricane-rated guest house along with a separate private studio apartment — both perfectly suited for generating additional income, accommodating extended family, or hosting guests. With multiple dwellings spread across the property, there is endless opportunity to create a true live-work-play lifestyle. Built for comfort and peace of mind, the estate is fully wired indoors and outdoors for surround sound and includes a whole-house CUMMINS generator and water purification system. Each structure is equipped with its own septic leach field, providing added functionality and independence across the compound. A spacious garage offers ample room for vehicles, toys, tools, and storage. Properties like this rarely become available — especially with acreage, multiple living quarters, and absolutely NO HOA restrictions. Enjoy the serenity of country-style living on 2.5 acres while remaining minutes from shopping, dining, schools, entertainment, and everything Ft. Myers has to offer. This is more than a home — it's a lifestyle investment with unlimited potential and the freedom to truly make it your own.

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