

\$289,000

ATTACHED

13406 Tall Grass CT

13406 13406 Tall Grass Court Court, Fort Myers, Florida, 33912, United States

Property Details

Type	Attached
MLS #	2026020397
Bedrooms	2
Building size	2336 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2.5
Floor	1
Exterior	Block
Interior	Tile

Description

Enjoy panoramic unobstructed golf course & lake views with a direct sightline to the 4th green through floor-to-ceiling sliders in the great room and on the air-conditioned lanai of this twin villa. This rarely available 1938sf attached villa w/2-car garage lives like a single-family home and is located in the highly sought-after Cross Creek Country Club. It has a bundled golf membership & is not located in a flood zone! This spacious layout has an open floorplan with 2 generous size bedrooms (each with rolldown shutters & mirrored glass for privacy). Bedrooms have their own bathroom. There is a large den (which can be used as a 3rd bedroom or office) w/a woodburning fireplace & French double doors and a half bathroom. The owner's bedroom has an ensuite bathroom with dual sinks & shower w/grab bars. The huge kitchen has plenty of cabinets and counter space, a built-in desk and Bosch stainless steel appliances (2023) that were lightly used. NEWER: Metal Tilcor Roof (2023), A/C (2024 \$16K w/warranty) & Garage Door Opener (2023). Rich Brazilian Pecan Wood floors flow into Spanish Tile flooring throughout home. The long glass enclosed lanai also has screens to let the fresh air in & runs almost the entire width of the villa with sweeping views of the golf course and lake. The laundry room has a Samsung washer & dryer, lots of cabinetry and a utility sink. The garage is large and has plenty of room for two cars and storage. The front windows of the villa & covered screened entry have decorative iron bars that give the villa a true mediterranean look. This subdivision has the best

bundled golf value around, and the fees includes exterior maintenance of villa including roof, painting, landscaping, irrigation, pest control and ext insurance. Cable & Wi-Fi is included too! All residents enjoy unlimited use of the golf course (cart fee addt'l), full use of the clubhouse with amenities and social activities! This isn't just a villa—it's an entry into a highly desirable community w/a bundled golf membership and an 18-hole course designed by Arthur Hill. Cross Creek boasts golf, community pool & spa, tennis, pickleball, bocce, clubhouse, restaurant, pub, and social events. The community sits on 260 beautiful acres and backs up to the 6 Mile Slough Preserve. Premier location for easy access to I-75 and the beautiful white sandy beaches in Bonita Springs & Naples! Minutes to RSW Airport, Bell Tower Shops & Whole Foods Plaza w/shopping & restaurants, and Twins & Red Sox Spring Training stadiums, Barbara B. Mann entertainment venue, parks & recreation, places of worship & more! Perfect as a primary or vacation home. For retirees and snowbirds, the bundled golf and social membership may add significantly to their lifestyle or for investors the rental flexibility may be appealing (3x/year for a minimum of 90 days)

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