

\$309,000

CONDOMINIUM

2743 1st ST 406

2743 2743 1st Street Unit 406 Street, Fort Myers, Florida, 33916, United States

Property Details

Type	Condominium
MLS #	2026019118
Bedrooms	3
Building size	1669 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	27
Exterior	Block
Interior	Tile

Description

Experience TRUE RESORT-STYLE LIVING in this LUXURIOUS 4th-floor END-UNIT condo on the RIVER PROMENADE in the highly desirable RIVIERA in DOWNTOWN FORT MYERS. Enjoy an exceptional lineup of HIGH-END AMENITIES including GATED entry, concierge services, security, infinity-edge pool & spa overlooking the CALOOSAHATCHEE RIVER (open until 10 PM), fitness center, pickleball & tennis courts, dog park, theater, library, billiards, BBQ & picnic areas, conference rooms, extra storage & one ASSIGNED COVERED PARKING SPACE. HOA includes cable, internet/Wi-Fi, water, and trash; ONLY electric is separate, offering outstanding value & low-maintenance living. Located just MINUTES from vibrant FORT MYERS RIVER DISTRICT w/ dining, shopping, entertainment, nightlife & cultural events. Seasonal FREE TROLLEY provides easy access to downtown attractions & nearby Publix. Enter via PRIVATE or community elevator into a SPACIOUS FOYER. This sought-after residence features the LARGEST FLOOR PLAN w/ 3 BEDROOMS + DEN & 2 BATHS. BRAND NEW WATERPROOF LUXURY VINYL PLANK FLOORING throughout - NO CARPET! Freshly painted interior w/ crown molding enhances the main living areas & primary suite. BRIGHT, OPEN living room flows seamlessly to a WRAP-AROUND SCREENED BALCONY showcasing NORTH RIVER VIEWS & EAST CITY VIEWS; perfect for relaxing, entertaining, or enjoying SUNRISES over the WATER. The desirable SPLIT FLOOR PLAN offers TWO SPACIOUS ENSUITE PRIMARY SUITES with large/walk-in closets & PRIVATE SLIDING DOORS to the

balcony, creating a rare and versatile layout ideal for full-time residents, seasonal owners, or multigenerational living. Third bedroom offers flexibility for guests, office, hobby room, or additional sleeping space. UPGRADED KITCHEN features QUARTZ countertops and backsplash, BRAND NEW CUSTOM WHITE SHAKER CABINETS, newer STAINLESS-STEEL GE PROFILE APPLIANCES, and breakfast/cocktail bar seating, with adjacent dining area for effortless everyday living and entertaining. DEN/OFFICE leads to IN-UNIT LAUNDRY with MAYTAG FRONT-LOAD WASHER & DRYER. Additional upgrades include AMANA 16-SEER HVAC (2020) with transferable warranty and WATER HEATER (2023), giving buyers valuable peace of mind and reducing immediate replacement concerns. Convenient access to PARKING and STORAGE adds everyday ease. This MOVE-IN READY condo is an excellent option for a primary residence, winter retreat, or income-producing property with FLEXIBLE RENTAL POLICY allowing up to 12 leases per year with 30-day minimums. EASY ACCESS to US-41 and I-75, plus close proximity to PUNTA GORDA and SWFL INTERNATIONAL AIRPORTS for convenient travel to TAMPA, ORLANDO, and MIAMI. In today's market, finding a spacious UPDATED END-UNIT with major system updates, generous HOA inclusions, resort amenities, rental flexibility, and a prime DOWNTOWN WATERFRONT location is increasingly rare. Don't miss this opportunity to own in one of FORT MYERS' most sought-after waterfront communities, schedule your private showing today!

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