

**\$565,000**

CONDOMINIUM

## **3500 Ballybridge CIR 202**

3500 3500 Ballybridge Circle Unit 202 Circle, Bonita Springs, Florida, 34134, United States

## Property Details

|                  |                     |
|------------------|---------------------|
| Type             | <b>Condominium</b>  |
| MLS #            | <b>226016968</b>    |
| Bedrooms         | <b>3</b>            |
| Building size    | <b>2170 sq. ft.</b> |
| Air conditioning | <b>Yes</b>          |
| Heating          | <b>Central</b>      |
| Bathrooms        | <b>2</b>            |
| Floor            | <b>2</b>            |
| Exterior         | <b>Block</b>        |
| Interior         | <b>Tile</b>         |

## Description

QUIET - NO ROAD NOISE - UPDATED WITH SERENE SUNSET VIEWS! Welcome to your slice of Southwest Florida Paradise in the highly sought after second floor residence in Southbridge at Pelican Landing. This beautifully updated condo features a spacious and light filled layout designed for effortless Florida living and entertaining. Featuring updated flooring throughout, updated kitchen, paint, and clean modern feel that flows effortlessly from room to room. The open concept design provides generous living and dining spaces with wall to wall views of the preserve and creek outside. A spacious master suite has access to the outdoors with vibrant views, ample walk-in closet and luxurious master bath with separate soaking tub and large shower. The living room, kitchen and dining room, provide ample entertaining space at the hub of the home, with two spacious guest bedrooms, flanking the back side of the condo for generous separation when entertaining guests or family. One of the greatest assets is the oversized screened lanai, facing west for nightly sunsets, where you can enjoy peaceful and private views and soak in coastal breezes; an ideal setting for morning coffee or evening sunsets with your favorite glass of Pinot. Attached garage and downstairs storage complete the space. Living in Pelican Landing means access to one of Southwest Florida's most amenity rich communities, including a private 34 acre gulf front island Beach Park accessible by private water shuttle, 12 har-tru tennis courts with full tennis program, Pickleball courts, attended

fitness center with wellness programs, community center, and ample social activities, kayak and canoe park with access to Spring Creek, sailing center with complimentary lessons, miles of walking and biking trails and an optional membership to The Nest Golf Club featuring championship golf. Ideally located just minutes from shopping, dining and beautiful beaches and a quick ride to RSW, this home offers the perfect combination of location, lifestyle, and value.

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