

\$225,000

SINGLE FAMILY RESIDENCE

6731 Southwell DR

6731 6731 Southwell Drive Drive, Fort Myers, Florida, 33966, United States

Property Details

Type	Single Family Residence
MLS #	226034133
Bedrooms	3
Building size	1966 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

Bring your vision to this Brookshire Bath & Tennis Club renovation opportunity! This 3-bedroom, 2-bath single-family home offers approximately 1,546 square feet of living space, an attached 2-car garage and a convenient central Fort Myers location. The property requires extensive renovation and is best suited for a buyer prepared to undertake a substantial improvement project. The existing floor plan and approximately 1,500+ square feet of living space provide a solid starting point for an investor, renovation-minded owner-occupant or buyer looking for an opportunity to redesign and update a home around their own style. Public permit information indicates the roof, fascia, soffits and gutters were replaced in 2023. Buyers should independently verify permit history, installation dates, current condition and remaining useful life. The interior will require significant updating and repair. Areas of ceiling damage are present, including a section below the air-handler location, and the cause and extent of any associated damage have not been determined. Buyers should anticipate evaluating the HVAC system and surrounding areas as part of their inspections and renovation planning. Brookshire Bath & Tennis Club offers an impressive collection of community amenities, including swimming pools, spa, tennis and pickleball courts, clubhouse, fitness facilities, playground and additional recreational areas. The community's central Fort Myers location provides convenient access to shopping, dining, medical services, I-75, Southwest Florida International Airport and the

surrounding Southwest Florida area. With three bedrooms, two baths, a 2-car garage, established community amenities and a highly convenient location, this property offers considerable potential for a buyer ready to complete a comprehensive renovation. **IMPORTANT OFFER INFORMATION:** Offers may be submitted at any time; however, offers will be presented to the Seller for consideration beginning October 15, 2026. No offer will be accepted prior to that date. Property is being sold strictly AS-IS. Buyers should anticipate substantial renovation and are encouraged to conduct thorough inspections and independently verify the condition and functionality of the roof, HVAC, plumbing, electrical, appliances, structural components, improvements and all other property systems and components. Agents: Please review all private remarks and MLS supplements prior to scheduling a showing or submitting an offer.

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