

\$889,000

CONDOMINIUM

23821 Merano CT 202

23821 23821 Merano Court Unit 202 Court, Estero, Florida, 34134, United States

Property Details

Type	Condominium
MLS #	226035353
Bedrooms	3
Building size	2748 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3
Floor	2
Exterior	Block
Interior	Marble

Description

Exceptional opportunity in The Colony Golf and Country Club, one of Southwest Florida's most exclusive guard-gated communities. This beautifully remodeled residence with over \$450k in high-end upgrades combines luxury, with a prime location and lives like a private, single family home inclusive of an oversized 2-car garage, no shared spaces or history of any hurricane damage. Featuring show-stopping marble flooring flowing throughout, three generous sized en-suite bedrooms, a light filled den (or possible 4th bedroom), three full baths, dining room, an office and living room with a stunning custom stacked stone wall. The impressive custom gourmet kitchen offers exotic quartz countertops, specialty lit cabinetry, high-end appliances, and reverse osmosis drinking water system. A sampling of the high-end upgrades include all new, up-to-code plumbing and electrical throughout, whole house water filtration system, all new windows, new air conditioning system, washer, custom closet systems, new interior and exterior paint and a new roof. Stepping onto the shaded lanai through the easy-glide sliding doors, offers ever-changing panoramic golf course views of the exclusive Colony Golf & Country Club's 16th tee box and 17th green with no harsh sun glare. Hurricane shutters provide a peace of mind during the off season. Conveniently located across from the pool and fitness center, Merano residents also enjoy the best HOA value which includes full access to Pelican Landing's unmatched amenities including a private boat shuttle to its 34 acre private beach island, sailing

center, kayak and canoe park, tennis, pickleball, bocce, and a full-service system of the art fitness facility. The Colony's Bay Club Restaurant completes the lifestyle with renowned waterfront dining. Located within minutes to RSW International Airport, Coconut Point Shopping, and Naples Fifth Avenue, this residence combines luxury while being a delightful lock and leave residence. Come see this one of a kind home that truly lives like a single family home!

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