

\$224,900

CONDOMINIUM

20257 Royal Villagio CT 106

20257 20257 Royal Villagio Court Unit 106 Court, Estero, Florida, 33928, United States

Property Details

Type	Condominium
MLS #	226035119
Bedrooms	2
Building size	1554 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

One of Villagio's most desirable floor plans, this first-floor 2-bedroom, 2-bath residence combines the convenience of single-level living with a private, peaceful setting and an attached garage. With no stairs to navigate and a desirable green backdrop overlooking the preserve and mature landscaping, the home offers the privacy buyers are often searching for without sacrificing the convenience of being in the heart of Estero. Hurricane impact windows and sliders provide added peace of mind, while tile flooring throughout the main living areas and lanai creates an easy-maintenance Florida lifestyle. The kitchen features granite countertops, ample cabinetry and an open layout overlooking the living and dining areas, while both bathrooms also feature granite countertops. Step outside to the tiled, screened lanai and enjoy a quiet garden and preserve view with no neighboring residence directly behind you. Major community improvements have already been completed, including a brand-new roof and freshly painted exterior in 2025, adding to the move-in-ready appeal. Villagio continues to offer exceptional value with a condo fee of approximately \$580 per month that includes water, high-speed internet, a full Xfinity X1 cable package with DVR and voice remotes, building insurance and reserves for future community projects. Residents also enjoy a 24-hour man-gated entrance, multiple swimming pools, hot tub, tennis and pickleball courts, fitness center, movie theater, library, on-site management and the popular Villagio Café. All of this is centrally located in

Estero just minutes from shopping, dining, RSW International Airport and Southwest Florida's Gulf beaches.

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