

\$499,895

SINGLE FAMILY RESIDENCE

3372 Brozas CT

3372 3372 Brozas Court Court, Fort Myers, Florida, 33905, United States

Property Details

Type	Single Family Residence
MLS #	226034816
Bedrooms	4
Building size	2452 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3
Floor	1
Exterior	Block
Interior	Tile

Description

WELCOME TO YOUR PRIVATE LAKEFRONT OASIS IN PORTICO! This beautifully upgraded Trevi model by Lennar combines one of Portico's most popular floor plans with an exceptional oversized lakefront homesite, a private HEATED LUXURY POOL and a quiet cul-de-sac location in desirable Portico Phase 1. Built in 2019, this impressive single-story residence offers 4 bedrooms, 3 full bathrooms, a 2-car garage and 2,032 sq. ft. under A/C. Step inside to a bright, open-concept design connecting the kitchen, dining and living areas—perfect for both everyday living and entertaining. TILE FLOORING THROUGHOUT makes the home stylish and easy to maintain, while crown molding, upgraded ceiling fans and light fixtures add an upscale finishing touch. The well-designed Trevi layout provides excellent separation between the spacious owner's suite and guest bedrooms, including three full bathrooms for added comfort and convenience. But the real showstopper is OUTSIDE! Sliding doors open to an expansive screened-in lanai with the HEATED LUXURY POOL W/SALTWATER SYSTEM overlooking a spectacular lake setting. Eastern rear exposure provides beautiful Florida sunrises and comfortable outdoor enjoyment throughout the day. An automatic retractable sunshade, accent lighting and generous covered seating area create the perfect environment for morning coffee, poolside afternoons and evening entertaining. The OVERSIZED LOT w/EXTRA-LONG DRIVEWAY enhances the feeling of space and privacy, while lush, heavily upgraded landscaping with mature

palms and tropical plants creates your own Florida retreat. The wide lake view is truly special and ranks among the most attractive settings in Portico. Additional upgrades include an EPOXY-FINISHED GARAGE FLOOR, upgraded washer and dryer, enhanced lighting and more. LOCATION IS ANOTHER MAJOR ADVANTAGE! Tucked away on a quiet cul-de-sac in established PORTICO PHASE 1, this home combines tranquility with easy access to the community's amenities. PORTICO offers a resort-style Southwest Florida lifestyle with an access-controlled entrance, clubhouse, large community pool with lap lanes, fitness center and movement studio, tennis, pickleball, basketball, playground, BBQ area and more. Pets, Fences & LSVs permitted! Great location, short drive to I-75, shopping, dining & more! If you've been waiting for a Portico home where the LOT, VIEW, POOL AND LOCATION are just as impressive as the house itself, 3372 Brozas Ct deserves to be at the top of your list. THIS IS FLORIDA LIVING DONE RIGHT! NO FLOOD INSURANCE REQUIRED!

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