

\$249,900

CONDOMINIUM

20257 Royal Villagio CT 103

20257 20257 Royal Villagio Court Unit 103 Court, Estero, Florida, 33928, United States

Property Details

Type	Condominium
MLS #	226034826
Bedrooms	2
Building size	1554 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Carpet

Description

A rare opportunity in Villagio, this meticulously maintained ground-floor 2-bedroom, 2-bath residence offers one of the community's most desirable floor plans with an upgrade that is exceptionally difficult to find: BOTH full bathrooms have been renovated to feature walk-in showers. While finding even one converted walk-in shower in this floor plan is uncommon, having both bathrooms redesigned this way makes this residence especially desirable and separates it from typical Villagio inventory. The primary bathroom is further enhanced by thick frameless shower glass for a clean, upscale finish. The home has been exceptionally well cared for and features crown molding throughout, including the bedrooms and bathrooms, upgraded lighting and fixtures throughout, including added LED lighting over the breakfast bar, a premium upgraded stainless steel appliance package, upgraded washer and dryer, granite countertops, and hurricane-impact glass windows and sliders for year-round protection without the need for shutters or panels. The lanai features tile flooring and overlooks a lush garden setting with a green natural backdrop. Additional cabinetry in the garage provides valuable extra storage, while nearby guest parking is just steps away for added convenience. Villagio continues to offer tremendous value with a \$580 monthly condo fee that includes water, Xfinity X1 cable with DVR and Voice Remotes, high-speed wireless internet, building insurance, exterior pest control, and landscaping. Major community improvements have already been completed at no additional cost to

the buyer, including a new roof in 2025, fresh exterior paint, and resurfaced roads throughout the community. Villagio is gated 24 hours and offers two swimming pools, a community spa, pickleball and tennis courts, a large fitness center, movie theater, on-site property management, and an on-site Café serving a full menu daily featuring local favorite Royal Scoop ice cream. FHA-approved with low taxes and ideally located in the heart of Estero, Villagio is just minutes from Coconut Point, Miromar Outlets, Gulf Coast Town Center, Hertz Arena, RSW International Airport, and the Gulf beaches of Southwest Florida.

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