

\$192,900

SINGLE FAMILY RESIDENCE

1251 S Brandywine CIR

1251 S 1251 S Brandywine Circle Circle, Fort Myers, Florida, 33919, United States

Property Details

Type	Single Family Residence
MLS #	2026040822
Bedrooms	2
Building size	1716 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Laminate

Description

OWNER FINACING IS ALSO AVAILABLE AT 5.9% RENT TO OWN IS AVAILABLE ! LOCATION, SPACE & FLORIDA LIFESTYLE—THIS ONE HAS IT ALL! Welcome to Brandywine, a desirable 55+ gated community offering an incredibly convenient Fort Myers location very close to beautiful Gulf beaches, hospitals, restaurants, shopping, parks, theaters, major roadways and the airport. This spacious, clean, move-in-ready, one-level condo offers comfortable Florida living with generous living areas, abundant natural light and an attached 2 car garage providing exceptional parking and storage. Enjoy the convenience of single-level living, including a walk-in shower with built-in seat. Extensive recent updates add even more value and peace of mind, including a new roof, new AC, new water heater, new garbage disposal, new garage door opener, and fresh interior and exterior paint and a brand new storm door. Brandywine offers an impressive array of amenities just outside your door: 4 pickleball courts, 2 tennis courts, 2 large community pools, hot tub, fitness center, bocce, library, multipurpose rooms, exercise classes, games, social activities and special events. Golfers will love having Myerlee Golf Course right nearby. Enjoy the security and peace of mind of a quiet, clean, gated neighborhood with a 24/7 gate attendant, while being just minutes from so much of what makes Southwest Florida desirable. Condo fees include lawn care and landscaping, garbage and recycling, basic Fision internet and cable TV, and exterior building maintenance. Clean, spacious, updated and ready for its next

owner—this is low-maintenance Florida living in a location that is hard to beat! Gated with a 24/7 gate attendant. no key card entry - gate no key cards needed. Amenities - 2 large outdoor pools, 4 pickleball courts, 2 tennis courts Features of condo to highlight: Walk-in shower with built in shower seat Clean and Move-in ready Extremely convenient location to beaches, hospitals, airport, restaurants, parks, theaters, shopping New Roof New Exterior and Interior paint throughout Quiet & Clean neighborhood Large condo Golfers love Myerlee Country Club right there New AC, water heater, garbage disposal, storm door, garage door opener

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