

\$339,900

CONDOMINIUM

5260 S Landings DR 506

5260 S 5260 S Landings Drive Unit 506 Drive, Fort Myers, Florida, 33919, United States

Property Details

Type	Condominium
MLS #	2026040672
Bedrooms	2
Building size	2191 sq. ft.
Heating	Central
Bathrooms	2
Floor	16
Exterior	Concrete
Interior	Tile
View	Pond, Partial, River, Water

Description

Welcome to Ariel Tower #506 at The Landings Yacht, Golf & Tennis Club, an exceptionally gated waterfront community along the Caloosahatchee River in South Fort Myers. Enjoy the resort lifestyle that makes The Landings one of Fort Myers premier bundled communities. Residents have access to an impressive array of amenities. This beautifully appointed 2-bedroom, 2-bath condominium with a spacious den offers a flexible floor plan ideal for a home office, dining room, media space, or additional living area. Located on the desirable fifth floor, the residence captures beautiful distant views of the river and marina, along with spectacular sunsets. One of the home's standout features is the expansive 40-foot covered and screened balcony, creating an exceptional indoor-outdoor living experience. A wall of new storm-impact, hurricane-rated sliders filling the living space with natural light and opening the home beautifully to the lanai. This is complemented by new hurricane-rated bi-fold shutters that add enhanced storm protection. Inside, the residence offers a sophisticated combination of style, comfort, and functionality. Luxury plank vinyl flooring was installed in 2022, including soundproofing valued at approximately \$26,000, and there is no carpet throughout the unit. Updated 5 1/4-inch baseboards complete the polished look. The open-concept kitchen is designed for both everyday living and entertaining, featuring a granite breakfast bar and countertops, built-in wall oven, stainless-steel appliances, and attractive cabinetry flowing naturally into the spacious living and

dining areas. The primary suite provides a peaceful private retreat with direct access to the lanai. The ensuite bath features dual vanities, an oversized spa-style glass walk-in shower, and plantation-style closet doors. The guest bedroom offers privacy and convenience with its own full bathroom, making it ideal for family and overnight guests. The Ariel Highrise Tower adds an impressive collection of amenities, including three elevators, covered garage parking, an automatic emergency generator, four furnished guest suites, and a resort-style competition-size pool with expansive deck, lounge areas, and BBQ facilities. Residents also enjoy men's and women's locker rooms with showers and saunas, a state-of-the-art fitness center with cable TV, three tennis courts, shuffleboard, a card room, library, game room with ping pong and billiards, and multiple TV lounges. For those who enjoy an active social lifestyle, the building features a large club room with dance floor, bar, kitchen, and catering facilities, along with a variety of clubs and organized activities. On-site management provides added convenience and peace of mind.