

\$124,900

CONDOMINIUM

3276 Royal Canadian TRCE 1

3276 3276 Royal Canadian Trace Unit 1 Trace, Fort Myers, Florida, 33907, United States

Property Details

Type	Condominium
MLS #	226034612
Bedrooms	2
Building size	862 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	1
Floor	1
Exterior	Other
Interior	Tile

Description

Private. Updated. Effortless. Welcome to this beautifully updated Provincetown residence, where a thoughtfully reimagined floor plan, peaceful setting, and easy Florida lifestyle come together. Positioned along an unobstructed green space with no direct street noise, the home enjoys a private, open outlook that feels removed from the bustle while still being just steps from one of the community's large heated pools. Inside, the kitchen has been reconfigured to create a more seamless flow between the dining and living areas, giving the home a more open and functional feel than the traditional layout. Tall cabinetry with built-in corner storage, a Bosch integrated dishwasher, Bosch front-loading washer and dryer, a curved floating cabinet, light coastal tile flooring, and custom split plantation shutters add both style and practicality throughout. The bathroom has also been enhanced with a tiled shower, glass enclosure, and thoughtfully relocated plumbing for added convenience. Enjoy your garage space with additional storage. One of the biggest advantages is the peace of mind that comes with PGT impact windows throughout, including the glass front door, professionally installed by Storm Solutions. Surrounded by native Florida landscaping, the residence also offers room to further enhance the outdoor lanai area. Provincetown provides easy, low-maintenance living with two heated swimming pools, lighted tennis and pickleball courts, shuffleboard, and gated access. Conveniently located near shopping, dining, entertainment, airports, downtown, beaches, and

everything Fort Myers has to offer, this home is ready for its next owner to move right in and enjoy.

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