

## Nicely Updated Pool Home in Pelican Preserve

\$2000 Agent Bonus for Contract by Feb 28th

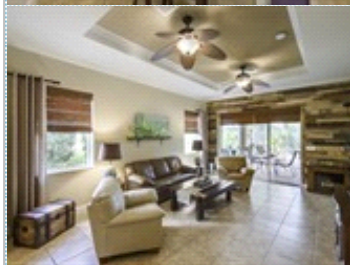
10680 Camarelle Circle , Ft Myers FL 33913

MLS:216069178    PRICE:\$349,900.00



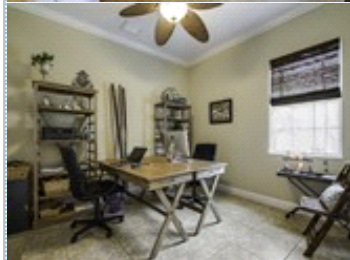
Bedrooms: 3  
Full Baths: 2  
HOA: Yes  
Parking: 4 Cars  
Floors: 1

Subdivision: Camarelle  
Year Built: 2011  
Lot Size: 6507  
Sqft: 1796



### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ Tile floor
- ❑ Dining room
- ❑ Stove/Oven
- ❑ Stainless steel appliances
- ❑ Laundry area - inside
- ❑ Swimming pool
- ❑ Central heat
- ❑ Family room
- ❑ Dishwasher
- ❑ Microwave
- ❑ Washer
- ❑ Balcony, Deck, or Patio
- ❑ Walk-in closet
- ❑ Office/Den
- ❑ Refrigerator
- ❑ Granite countertop
- ❑ Dryer
- ❑ Yard



### PROPERTY DESCRIPTION:

LOWEST PRICE FOR A THREE BEDROOM POOL HOME IN PELICAN PRESERVE! Yet this property has the kinds of upgrades you would expect to see in a much higher priced property. The kitchen is graced with lovely dark wood cabinets, granite countertops and upgraded appliances including a French door refrigerator and a very quiet Bosch dishwasher. Crown Molding has been installed in all the public areas of the unit as well as in the Den and Master Bedroom. All floors are tiled for easy upkeep and clean up. Leaves more time to enjoy your vacation or retirement! Paved driveway, walkways and pool deck were recently added to enhance the curb appeal of the property. VERY SERENE AND PRIVATE POOL AND LANAI AREA overlook a lovely natural tropical preserve landscape. Storage in Florida homes is sometimes minimal. This garage has a large storage deck suspended from the ceiling to help with storage issues. A quick trip to the Town Center affords residents with a myriad of entertainment and active life style choices. COME AND SEE FOR YOURSELF!! PELICAN PRESERVE IS THE PREMIER 55 AND BETTER COMMUNITY IN SW FLORIDA!



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