



MLS ID: 217003154
Property Type: Single Family
Building Sq/Ft: 5481
Lot Sq/Ft:
Acres: 0

Year Built: 2006
Foreclosure: no
Shortsale: no

Bedrooms: 5
Bathrooms: 4/1
Furnished: no
Partially Furnished: no

Swimming pool: yes
Boat Dock: yes
Golf Course: no

Description: Stately Georgian Colonial lives well w/in Buttonwood Harbour. A hidden gem, offering River frontage across from Edison & Ford's Historic Winter Estates. Uniquely provides southern landscaped grounds, tennis & basketball, boat ramp, fishing pier, lakeside nature walk & dock lined canal w/protective unrestricted acc, & dock #25 to safely secure boat. Ideally located for prof. families yearning serene beauty & healthy lifestyles w/ quick acc. to Ft. Myers offices, hospital, & Down Town Historic River District fun venues. Aubuchon built custom sits on 3/4 ac corner site w/long lake views south & sunrise river views east. 5,481 sqft LA truly entertains! Impressing w/grand entry staircase, formal dining & living rm, 3 firepls, chefs kit, wine cellar, wood trimmed study inviting engaging conversation. Game nights, upstairs media rm fills w/ team enthusiast. All rms offer light filled views & banks of sliders allow long vistas outward. From games to pool side, fun continues. Summer kit, pool & spa are shared w/private guest house w/ steam shower bath, bedrm, office & gym. Lastly, those who find golf best way to begin & end ones day, El Rio Golf Course is just outside the Gated entrance.

Construction: Brick exterior, Concrete block stucco,
Exterior: Deck,
Parking: 2 car garage, Attached parking, Circular driveway, Automatic garage door, Paved driveway,
Interior: Breakfast bar, Pantry, Tub and separate shower, Dry bar, Ceiling fan(s), Walk-in closet(s), Window treatments, Security features, Secondary bedrooms split from master bedroom, Built-in bookcase(s)/shelve(s),
Rooms: Formal dining room, Breakfast area, Master bedroom on main floor, Guest room, Office, Great room, Exercise room, Foyer,
Energy:

Heat/Cool: Central air conditioning, Central heat,
Fireplace:

Features: swimming pool, Heated pool, In-ground swimming pool, Spa, Boat dockage, Tennis court,
Community Amenities: Community boat facilities, Community tennis court(s), Gated community,

Roof: Shingle roof,
Fencing: Fenced,
Rear Exposure: Southern exposure

Inclusions: Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Built-in oven, Range and oven,

Flooring: Carpet, Marble floors, Hardwood floors,

Utilities: Public sewer service, Public water supply, TV cable available,

Win/Doors: French door(s), Picture window,

General: Pets allowed,

HOA Fees: HOA Frequency:
Condo Fees: Condo Fee Frequency:

Presented By McWilliams Buckley & Associates

8971 Daniels Center Dr. Suite 303
 Fort Myers, FL 33912

Office: 239-466-9411
 Email: Info@McWilliamsBuckley.com

