



**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

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