

21727 SOUND WAY #201

This spacious carriage home has been “designer” updated/decorated and features an open Great Room floor plan, vaulted ceilings, den, 3 large bedrooms (all with walk-in closets), and 2 full baths. Other upgrades include granite kitchen countertops, stainless steel appliances, under-cabinet lighting, large angled tile, crown molding, plantation shutters throughout, and U-V lights in the air handler for mold control. One of the best features, from our perspective, is the eastern lanai exposure. The afternoon sun on the lanai can be very uncomfortable. The beautiful golf course view overlooks the #8 Lakes course. The air conditioner was replaced in July of 2014 and the water heater in June of 2015. Pelican Sound is one of the premier bundled golf communities in Southwest Florida and will soon include a total clubhouse remodel and expansion. In addition to 27 holes of golf, all residents enjoy a free boat shuttle to and from Lover’s Key State Park, boat launch to the gulf via the Estero River, boat storage, newly built Har-Tru tennis courts, jogging paths, bocce and Pickleball courts, 2 restaurants, 6 community pools / spa, basketball court, and a large workout center with “state of the art” equipment. Community organized activities allow residents to be as active and involved as they want in a resort setting. Pelican Sound is located within minutes of the Ft. Myers airport, shopping mall, and world class beaches.

Furnishings include basic furniture in the living room, dining area, kitchen counter chairs, lanai, den and three bedrooms. All TVs and office furniture in the third bedroom are not included. The golf cart and garage refrigerator are for sale separately.

Offered at \$479,000— Furnished / Jane or Fred—239-940-2562/239-948-9118

