

***20944 Island Sound Circle 101
Offered at \$490,000 Turnkey Furnished***



Three Spacious Bedrooms and a Great Location!

Enjoy the comfort of your amazing space in this 1,450 sq. ft. three-bedroom, first floor end unit in the much sought-after Island Sound enclave at Pelican Sound! Beautifully renovated in 2023 with very nice quality throughout. Notice the picture window screened lanai that literally brings the beauty of nature right to you. Just steps to the wonderful Island Sound pool and spa area that everyone loves! Water aerobics anyone?

Beside the River You Have Everything...

This community is truly the best of the best, bundled golf club and so much more, offering 27 holes of scenic and fun golf, world class pickleball and tennis facilities, attended fitness center, water taxi to the Beach on the Gulf of Mexico via the gorgeous Estero River... Pelican sound is just a stone's throw to world class shopping, restaurants and the airport too! Put in your own boat and enjoy beautiful scenery and bird life on your way to the Bay and the Gulf of Mexico. Store your boat in the secure on-site storage area for minimal cost.

- ◆ Casual dining at the River Club is the focus of many good times!
- ◆ The Golf Club encompasses three fabulous dining opportunities – the formal Vista Room for elegant dining and dancing; The Pelican Pub for indoor and outdoor relaxation with friends and The Pavillion for covered and open air casual dining!
- ◆ Don't miss the 5 large fire pit seating areas out on the huge patio at The Golf Club!
- ◆ Love the water and the beach but don't want to own a boat? Hop on the community water taxi and take the most relaxing trip to the pristine Black Island – Lovers key State Recreation Area, right on the Gulf!
- ◆ It's like living in a resort, with world class pickle ball, tennis facilities, bocce ball, 6 heated pools and spas, children's and dog parks too.
- ◆ State of the art attended fitness center where you can even get PT!
- ◆ Miles of sidewalks and trails to get fit out in the sunshine.

More pictures and info on the MLS and many other websites

Email us at sthompson@johnrwood.com

or ***CALL RIGHT AWAY FOR YOUR EXCLUSIVE SHOWING!***

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The A Team