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Location

**California**

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A waterfront Villa located in Harbour Isle Yacht and Racquet Club, a Fort Myers premier waterfront gated community in the Iona district close to Ft Myers Beach and Sanibel Island. Our Villa is located on Anglers Cove, in a very desirable cul de sac location.

You can dock your boat in the freshwater canal behind the Villa with direct access to the Intracoastal Waterway via a boat lift. You can also lease or purchase a boat slip in the community saltwater marina.

Almost 1900 Square Feet under air, this three Bedroom, three bath waterfront Villa includes a private cabana suite that opens onto a courtyard area complete with a private heated pool and pool side BBQ area including a built-in grill and refrigerator. The Villa also includes a nice size two car garage with built-in storage and work areas.

Other upgrades include 8 foot doors, coffered ceilings, crown molding, a built-in lighted china cabinet, solid surface counter tops, tile floors throughout, and a newer A/C system and hot water tank (installed 2013)

The \$1,700 quarterly association fee includes irrigation, lawn care, fitness center/club house, large community pool, hot tub, insurance on the structure, and maintenance as well.

The villa is wired for sound with speakers in the lanai, kitchen, office, living room, and master bathroom.

Looking for paradise? Look no further! On our waterfront, beautiful views from the lanai, and, being in a gated community, you can feel safe and secure.



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