



7161 SHANNON BLVD

FORT MYERS, FL 33908

\$1,199,999

150 Years

JOHN D WOOD & CO.

London, Country & International Property

7161 SHANNON BLVD

FORT MYERS, FL 33908

(SELLER WILLING TO CONTRIBUTE TO BUYERS' CLOSING COSTS W/ ACCEPTABLE OFFER) **Established Airbnb w/ lots of future bookings (new owner not required to keep)--instantly start generating income!** No HOA, No Rules! This fully updated 4-bedroom, 4-bathroom WATERFRONT home offers an abundance of NATURAL LIGHT (large windows & skylights), & an open-concept floor plan, w/ MODERN, yet WARM FINISHES throughout. The kitchen, equipped w/ KitchenAid appliances, real-wood cabinetry & seating at the waterfall island, seamlessly flows into the dining & living areas- perfect for entertaining.

Garage Count: 2 Car Garage,
Pool Description: Pool

\$1,199,999



The large primary suite includes two custom closets & a spa-style ensuite bathroom w/ a freestanding tub, oversized glass-enclosed shower, & dual vanities. Each additional bedroom has its own bathroom. In your large backyard, you have a resort-style outdoor entertaining space with a LARGE POOL (w/ water features), an expansive paver deck, and lush landscaping that creates privacy. Water views can be enjoyed from the backyard (& most rooms of the home). Keep your boat at the property on the new dock+lift, & be out to the GULF in just a short boat-ride. Additional upgrades made to the home include: 2026 hot water heater, whole-home reverse osmosis water system, 2024 AC, impact glass protection, RV parking/hookup. Located on a quiet dead-end cul-de-sac, this home offers a rare opportunity to have land, no strict HOA rules, & seclusion, yet all in the heart of Fort Myers- just a stone's throw from RSW International Airport, beaches, world-class shopping, & some of the best restaurants in SWFL.



