

7208 SAINT ANNS CT

FORT MYERS, FL 33908

\$395,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Live just a short drive from Fort Myers Beach and Sanibel Island, with a pleasant walk leading you to the community pool and a host of additional amenities, including a private fishing pier, a riverfront park, and two tennis courts lined for both tennis and four pickleball courts, plus access to Peppertree Point Marina at Water's Edge on the Caloosahatchee River, offering a boat ramp along with boat slips and storage available for lease based on availability. This fully renovated three-bedroom detached villa with an attached one-car garage blends modern luxury with low-maintenance living, showcasing more than \$145,000 in high-end upgrades.

Garage Count: 1 Car Garage

\$395,000



Nestled at the end of a quiet cul-de-sac in Flamingo Village/Peppertree, the home is minutes from Sanibel's beaches in the desirable Iona/McGregor area and feels brand new thanks to construction-level updates throughout. The redesigned kitchen features sleek modern cabinetry with soft-close drawers, pot organizers, cabinet lighting, custom trim panels, stunning stone countertops, a polished scalloped porcelain backsplash, and new stainless steel appliances (2024), including a Wi-Fi-enabled smart refrigerator, all complemented by a walk-in pantry, recessed lighting, and a stylish wine and coffee bar with a glass-front cabinet. The bright, spacious living area flows seamlessly to the covered, screened lanai overlooking a peaceful landscaped garden, while luxury vinyl plank flooring and designer ceiling fans enhance the home's modern comfort. Thoughtful upgrades include freshly painted ceilings, walls, and trim, popcorn ceiling removal, new modern doors, updated hardware, custom blinds, and soft neutral ocean-beige tones throughout. The primary suite offers a walk-in closet, double vanity, and lanai access, and both bathrooms have been fully renovated with custom tile showers, dolomite countertops, modern vanities, upgraded plumbing fixtures, stylish lighting, and new vent fans.



Two additional guest bedrooms provide flexibility for family, visitors, or a home office. Additional improvements include an enhanced HVAC system with extra ducts for balanced air distribution (routine maintenance program; last serviced January 2025), a new garage door, and a new tile roof installed by the Association. Low HOA fees cover building insurance, roof, lawn care, reserves, basic cable, exterior pest control, water, and sewer, making this beautifully updated home.



