

**13648 ADMIRAL CT**

FORT MYERS, FL 33912

**\$372,500**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

# 13648 ADMIRAL CT

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LOCATION - LOCATION Desirable Daniels Parkway!! Welcome home!! Offering 3 bedrooms/2 baths, this home is designed for both comfort and style. Kitchen updated by Cornerstone features granite counters, stylish tile backsplash, abundant cabinets, above cabinet lighting, french door refrigerator with dual ice makers, and breakfast bar. The eat-in kitchen is light and bright with slider to lanai. The great room concept with vaulted ceilings, formal dining area creates an open inviting feel for everyday living. Triple pocket sliders from great room open to expansive tiled screened lanai with lattice offers a tranquil space perfect for entertaining and relaxing.

**Garage Count: 2 Car Garage**

**\$372,500**



Spacious primary suite has vaulted ceilings, large walk-in closet for exceptional storage, bath has dual vanities, Jacuzzi tub and separate shower. Split bedroom floor plan provides privacy for guests or home office. Guest bath has tub/shower. Large tile on diagonal in main living areas and new carpet in bedrooms. Laundry room with brand new washer, dryer and plenty of shelves. Additional features include Culligan water system, large custom pantry, high ceilings, ceiling fans and newer window blinds. Transferable Home Tech Warranty. Other pluses include roof, gutters, soffit, vents replaced in 3/22, entire a/c system and duct work replaced in 3/21, hurricane rated garage door and electrical panel box replaced in 12/20. Exterior house painted in 2/21. Front screened tiled lanai is another area to enjoy the outside. Concrete curbing, green area with lush landscaping. Williamsburg at the Colony features a community pool, pet-friendly, low HOA fees that includes lawn maintenance and sprinklers. No flood insurance required and no CDD fees. Established neighborhood nestled in a fantastic location close to Whole Foods, shopping, dining, baseball stadiums, beaches, Eagle Ridge public golf course, schools, entertainment, churches, medical facilities, RSW airport and I-75.



Move right in and enjoy everything this home has to offer. Don't miss the opportunity to own this lovely home, call now for an appointment.



