

# 10275 ASHBROOK COURT FORT MYERS FL 33913

<https://candiscarmichael.com>



**\$520,000**



Perfectly placed near the cul-de-sac in the guard-gated Hampton Park community of Gateway, this meticulously cared-for home delivers what buyers want most: an open great room concept, a premium south-facing backyard with sunlit lake views and a peaceful, private feel framed by low-maintenance tropical landscaping. A foyer entry welcomes you with a dedicated den and [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2251 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR261010944

**Status:** Active

**MLS ID:** MFRC7520324



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://youtu.be/JheKqwrrNjg>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9670 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2251 sq ft

**Year built:** 2013

**SubdivisionName:** HAMPTON PK/GATEWAY PH 2

**GarageSpaces:** 2

## Location Details

**Township:** 45

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Patio, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Outdoor Grill, Outdoor Kitchen, Sprinkler Metered

**Security Features:** Gated Community, Smoke Detector(s)

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cul-De-Sac

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Parking Features:** Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit

**Roof:** Tile

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** HAMPTON PK/GATEWAY PH 2

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 06-45-26-32-0000F.0240

**Direction Faces:** North

**Construction Materials:** Block, Concrete

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**

Quarterly

**Association Fee:** 1315

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security

**Association Amenities:**

Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-

Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1285

**Tax Lot:** 24

**Tax Annual Amount:** \$5,033

**Tax Legal Description:** HAMPTON PARK AT GATEWAY PH 2 DESC IN INST# 2012000113756 BLK F LOT 24

## Rooms



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Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	38x17	First	17	38
Bedroom 2	17x16	First	16	17
Bedroom 3	17x16	First	16	17
Kitchen	20x11	First	11	20
Living Room	15x17	First	17	15
Dining Room	10x17	First	17	10
Primary Bedroom	18x11	First	11	18
Den	12x12	First	12	12
Office	11x13	First	13	11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**ExteriorFeatures:** Outdoor Grill, Outdoor Kitchen, Sprinkler Metered

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Parking:** Oversized

**Heating:** Central, Electric

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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