

10275 ASHBROOK COURT FORT MYERS FL 33913

<https://candiscarmichael.com>



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

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7520324



Call us now

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

Association Fee: 1315

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

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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