

# 10645 PELICAN PRESERVE BOULEVARD FORT MYERS FL 33913

<https://candiscarmichael.com>



\$430,000



Welcome to effortless Southwest Florida living in this beautifully maintained first-floor coach home offering 1,739 sq ft with 3 bedrooms, 2 bathrooms, and an attached 2-car garage, perfectly positioned to enjoy peaceful golf course views. Enter through the inviting glass front door, and you'll immediately appreciate the bright, clean feel of the home—enhanced by plantation [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1739 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7522017



## Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://youtu.be/5IVy0VETy9o>

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## Basics

**Unit Number:** A

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6251 sq ft

**UnitNumber:** A

**SubdivisionName:** VIADANA/PELICAN PRESERVE

**GarageSpaces:** 2

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1739 sq ft

**Year built:** 2013

**View:** Golf Course

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 45

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sprinkler Metered

**Security Features:** Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit

**Roof:** Tile

**Window Features:** Storm Window(s), Window Treatments

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** VIADANA/PELICAN PRESERVE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 02-45-25-P3-02113.00A0

**Direction Faces:** North

**Construction Materials:** Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s)

**Association Fee:** 1463

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,117

**Tax Other Annual Assessment Amount:** 1063

**Tax Legal Description:** VIADANA AT PELICAN PRESERVE  
DESC IN INST #2013000240451 BLDG 13 UNIT A

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x12	First	12	16
Bedroom 2	14x12	First	12	14
Bedroom 3	12x10	First	10	12
Kitchen	13x12	First	12	13
Dining Room	13x14	First	14	13
Living Room	14x23	First	23	14
Balcony/Porch/Lanai	11x23	First	23	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

**WindowFeatures:** Storm Window(s), Window Treatments

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

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Sidewalk, Sprinkler Metered

**Features:** Built-in Features, Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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