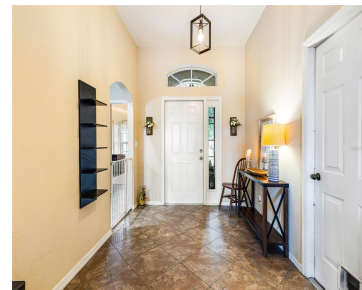


13451 HAMPTON PARK COURT FORT MYERS FL 33913

<https://candiscarmichael.com>



Welcome to this beautifully maintained 3-bedroom, 2-bathroom home with a 2-car garage, perfectly positioned in the highly desirable Cypress Cay Community within Gateway in Fort Myers. Offering a bright, open layout and serene lakefront views, this home blends comfort, style, and the best of Southwest Florida living. Step inside to discover a spacious, airy living [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1883 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS REALTY- PALM H

Status: Active

Office ID: MFR260010721

MLS ID: MFRTB8493550



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Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8493550>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 1883 sq ft

Lot size, sq ft: 8890 sq ft

Year built: 2004

View: Water

SubdivisionName: CYPRESS CAY

ListOfficeName: KELLER WILLIAMS REALTY- PALM H

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 45

Road Surface Type: Paved

Elementary School: Gateway
Elementary

Middle Or Junior School: Paul Laurence Dunbar
Middle School

Property Features



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Interior Features: Ceiling Fans(s), Open Floorplan, Walk-In Closet(s)

Flooring: Tile

Patio And Porch Features: Patio, Rear Porch, Screened

Waterfront Features: Lake Front

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside, Laundry Room

Waterfront YN: Yes

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: CYPRESS CAY

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 08-45-26-26-00000.0700

Direction Faces: East

Construction Materials: Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Clubhouse, Fitness Center, Park, Playground

Association Fee: 200

Association Fee Includes: Pool

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$4,233

Tax Other Annual Assessment Amount: 1286

Tax Legal Description: CYPRESS CAY DESC IN PB 71 PGS 5-9 LOT 70

Tax Lot: 70

Rooms

| Room type | Level |
|-----------------|-------|
| Living Room | First |
| Kitchen | First |
| Primary Bedroom | First |
| Bedroom 2 | First |
| Bedroom 3 | First |

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Fitness Center, Park, Playground

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Private Mailbox

Features: Ceiling Fans(s), Open Floorplan, Walk-In Closet(s)



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Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Parking: Driveway

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Owner



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