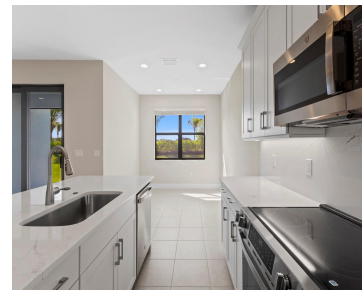


14005 ALDERSGATE AVENUE FORT MYERS FL 33905

<https://candiscarmichael.com>



Brand New Construction | Montserrat Floor Plan | 55+ Resort Lifestyle
Welcome to your dream retirement at Valencia Harbor, one of Fort Myers' newest and most vibrant 55+ gated communities. This stunning "Montserrat" model offers the perfect blend of modern luxury and low-maintenance living, designed specifically for active adults who want to trade chores for [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1599 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7522768



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/UDHIEdo2SAU>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 5593 sq ft

SubdivisionName: VALENCIA HARBOR

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1599 sq ft

Year built: 2026

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 43

Road Surface Type: Paved

Property Features

Interior Features: Built-in Features, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

Flooring: Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk, Sliding Doors

Utilities: Electricity Connected, Sprinkler Meter

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: VALENCIA HARBOR

Levels: One

New Construction YN: Yes

Builder Model: Montserrat

Construction Materials: Stucco

Property Condition: Completed

Parcel Number: 33-43-26-L4-02000.0290

Direction Faces: North

Builder Name: GL Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 399

Association Fee Frequency: Monthly

Association Fee Includes: Internet, Maintenance Grounds, Recreational Facilities

Community Features: Dog Park, Park

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$173

Tax Legal Description: BUCKINGHAM 345 - PLAT ONE

Tax Lot: 0290

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	13x8	First	8	13
Primary Bedroom	12x14	First	14	12
Bedroom 2	11x11	First	11	11
Den	11x12	First	12	11
Great Room	15x17	First	17	15
Kitchen	9x12	First	12	9
Dining Room	9x11	First	11	9

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Dog Park, Park

Utilities: Electricity Connected, Sprinkler Meter

Amenities: Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Features: Built-in Features, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)

Building Details



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



NewConstructionYN: Yes

Exterior material: Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE