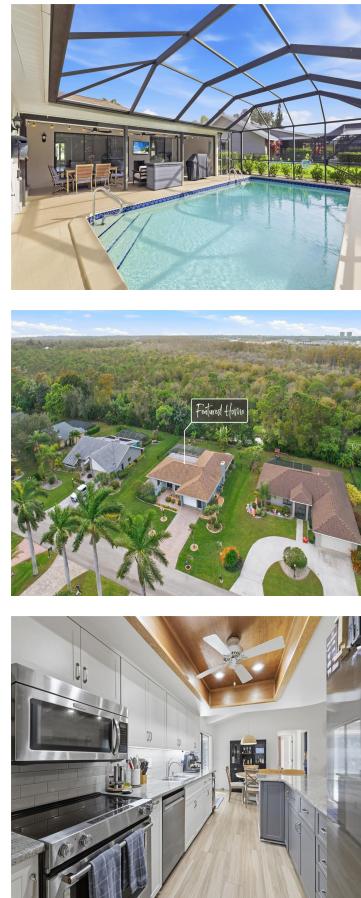


# 14630 AERIES WAY DRIVE FORT MYERS FL 33912

<https://candiscarmichael.com>



The Home Buyers told their Agent exactly what kind of House they wanted to Purchase; A well built Classic Ranch in a pretty Neighborhood with loads of foliage & greenery + larger than average Private Lots with Low or No HOA Fees + No Flood Insurance Zone + large Pool Lanai area and the Home [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2080 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRO6369437



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://my.matterport.com/show/?m=Xhtnq1fJGeT&mls=1>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 1 day ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 2080 sq ft

**Lot size, sq ft:** 18901 sq ft

**Year built:** 1984

**View:** Trees/Woods, Water

**SubdivisionName:** EAGLE RIDGE

**ListOfficeName:** DALTON WADE INC

**GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 45

**Road Surface Type:** Asphalt

**Road Responsibility:** Public Maintained Road

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Window Treatments

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Front Porch

**Pool Features:** Chlorine Free, Gunite, Heated, In Ground, Salt Water, Screen Enclosure

**Waterfront Features:** Canal - Freshwater

**Fireplace Features:** Living Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Electricity Connected, Fiber Optics, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**View:** Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Horse Amenities:** None

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Trash Compactor, Washer, Water Softener

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Fire Pit, Hurricane Shutters, Private Yard, Rain Gutters, Sliding Doors, Storage

**Architectural Style:** Ranch

**Vegetation:** Trees/Landscaped, Wooded

**Water Source:** Public, Well

**Cooling:** Central Air

**Furnished:** Unfurnished

**Lot Features:** Near Golf Course, Oversized Lot

## Property Details

**Subdivision Name:** EAGLE RIDGE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 29-45-25-01-00003.0060

**Direction Faces:** East

**Construction Materials:** Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 673.4

**Association Fee Frequency:** Annually



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$6,329

**Tax Legal Description:** EAGLE RIDGE UNIT 1 BLK 3 PB 35 PG  
84 LOT 6

**Tax Lot:** 6

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	8x10	First	10	8
Living Room	10x12	First	12	10
Primary Bedroom	12x10	First	10	12
Great Room	12x14	First	14	12
Bathroom 1	8x10	First	10	8
Bedroom 2	8x10	First	10	8

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Fire Pit, Hurricane Shutters, Private Yard, Rain Gutters, Sliding Doors, Storage

**Utilities:** Electricity Connected, Fiber Optics, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Trash compactor, Washer, Water Softener

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**PoolFeatures:** Chlorine Free, Gunite, Heated, In Ground, Salt Water, Screen Enclosure

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room, Open Floorplan, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Window Treatments

## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Stucco

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Fire Pit, Irrigation Equipment, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Combination Lock Box, ShowingTime



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