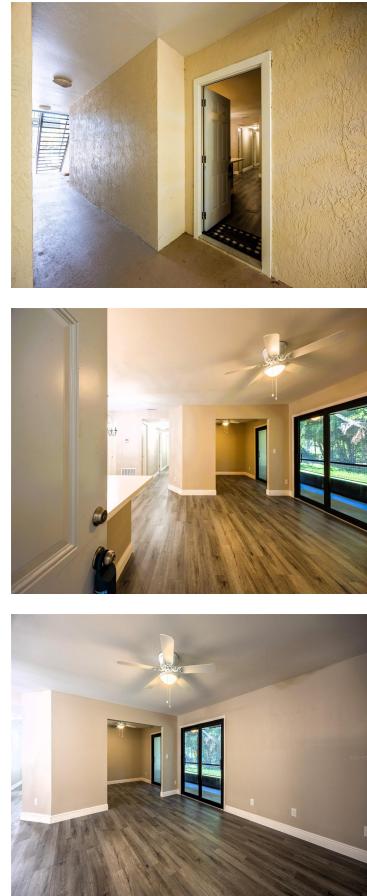


17426 BIRCHWOOD LANE FORT MYERS FL 33908

<https://candiscarmichael.com>



Motivated Seller — Bring All Offers! Exceptional value and move-in ready opportunity in the highly desirable Timberlake community of Fort Myers. This first-floor condo offers 2 bedrooms plus a den, 2 full bathrooms, and 1,076 square feet of beautifully renovated living space. The flexible den can easily convert to a third bedroom, making this property [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1076 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRC7519412

Description



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Virtual Tour:

https://www.zillow.com/view-imx/3504cfca-0c5b-4e7a-aaab-a87608014e67?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard

Basics

Unit Number: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 2 floors

Lot size, sq ft: 9622 sq ft

UnitNumber: 2

ListOfficeName: DALTON WADE INC

Bathrooms Full: 2

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1076 sq ft

Year built: 1984

SubdivisionName: TIMBERLAKE CONDO 02

ListAOR: mfrmls

Location Details

Township: 46

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Thermostat

Flooring: Luxury Vinyl

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Closet

Exterior Features: Sliding Doors

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

Sewer: Public Sewer

Heating: Central



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Property Details

Subdivision Name: TIMBERLAKE CONDO 02
Levels: One
Foundation Details: Slab
Listing Terms: Cash

Parcel Number: 12-46-24-12-06004.0020
Direction Faces: North
Construction Materials: Frame

Association Information

Association YN: Yes

Association Fee: 200

Association Fee Frequency: Monthly

Association Fee Includes: Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Trash

Community Features: Buyer Approval Required, Pool, Tennis Court(s)

Fees & Taxes

Tax Year: 2024

Tax Annual Amount: \$97

Tax Legal Description: TIMBERLAKE CONDO #2 OR 1729 PG 1408 BLDG 6004 UNIT 2

Tax Lot: 2

Rooms



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Email: RealtorCandis@gmail.com



Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Pool, Tennis Court(s)

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

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Thermostat

Building Details

NewConstructionYN: No

Exterior material: Frame

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Showing Requirements: Appointment Only, ShowingTime



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