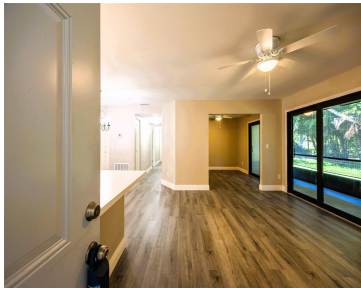
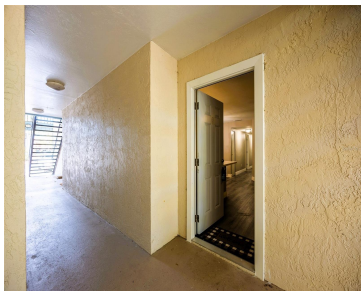


17426 BIRCHWOOD LANE FORT MYERS FL 33908

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



**Call us now**  
Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



---

## 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



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## 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 Frequency:** Monthly

**Association Fee:** 200

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

**Tax Annual Amount:** \$97

**Tax Lot:** 2

---

## Rooms



**Call us now**

Phone: 727-888-3292

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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

