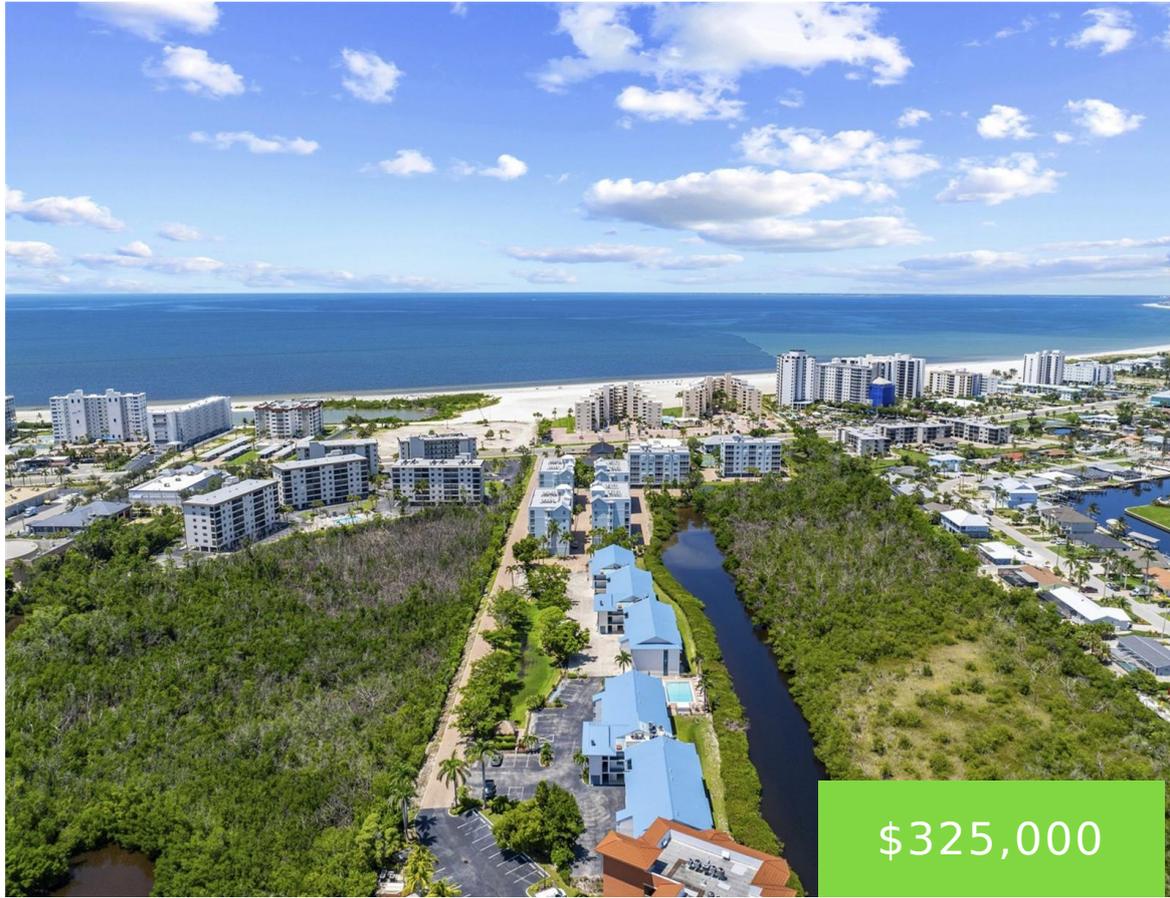


# 22652 ISLAND PINES WAY FORT MYERS BEACH FL 33931

<https://candiscarmichael.com>



\$325,000

**\*\*Trade Snow shovels for Sandcastles! Your Turnkey Island Oasis Awaits\*\***  
Unbelievable Price for a South End Hidden Gem! Escape the winter chill and step into paradise with this impeccably maintained, fully furnished, move-in-ready 2-bedroom, 2-bathroom condo. Located in the newer Phase 2 building at Admiral's Bay on a quiet street surrounded by lush vegetation, this [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 811 sq ft



## Courtesy of

**Listing Office:** REDFIN CORPORATION

**Status:** Active

**Office ID:** MFR780118

**MLS ID:** MFRTB8476830



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



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=rfx5fdnXqiU&brand=0>

---

## Basics

**Unit Number:** 154

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 7598 sq ft

**UnitNumber:** 154

**SubdivisionName:** ADMIRALS BAY PH 02

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 811 sq ft

**Year built:** 1991

**View:** Water

**ListOfficeName:** REDFIN CORPORATION

---

## Location Details

**Township:** 47

**Road Surface Type:** Asphalt

---

## Property Features



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**Interior Features:** Built-in Features, Elevator, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters

**Flooring:** Tile

**Carport YN:** Yes

**Exterior Features:** Outdoor Grill, Sidewalk, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Microwave, Range

**Laundry Features:** Laundry Closet

**Carport Spaces:** 1

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

---

## Property Details

**Subdivision Name:** ADMIRALS BAY PH 02

**Levels:** One

**Foundation Details:** Stilt/On Piling

**Listing Terms:** Cash, Conventional

**Parcel Number:** 03-47-24-W1-06000.1540

**Direction Faces:** South

**Construction Materials:** Concrete

---

## Association Information

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

**Community Features:** Community Mailbox, Deed Restrictions, Park, Pool, Tennis Court(s)

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** ADMIRALS BAY CONDO OR 2160 PG 4478 PH-II UNIT 154

**Tax Annual Amount:** \$3,490

**Tax Lot:** 154



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## Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Park, Pool, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Microwave, Range

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Outdoor Grill, Sidewalk, Tennis Court(s)

**Features:** Built-in Features, Elevator, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous



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**Ownership:** Condominium

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box



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