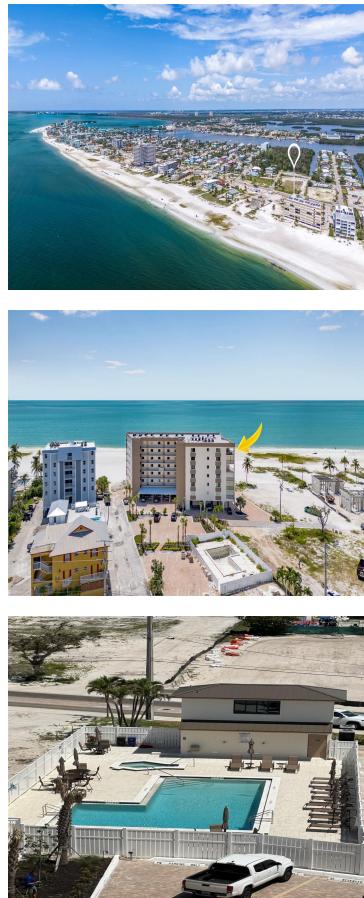


# 2532 ESTERO BOULEVARD FORT MYERS BEACH FL 33931

<https://candiscarmichael.com>



Pelican Watch offers an exceptional beachfront lifestyle with unobstructed western sunset views that truly feel priceless. Conveniently located approximately one mile from Times Square and the exciting new Margaritaville development, this residence provides the perfect blend of relaxation and accessibility. Upon entering the Pelican Watch condo, you are immediately welcomed by panoramic views of the [...]

**\$949,999**

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1235 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRC7515765



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Email: RealtorCandis@gmail.com



## Description

### Virtual Tour:

<https://app.visualprophotography.com/videos/019215a0-9509-7243-8eb7-e043fa610e2f>

## Basics

**Unit Number:** 607

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 6 floors

**Lot size, sq ft:** 3307 sq ft

**UnitNumber:** 607

**ListOfficeName:** DALTON WADE INC

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1235 sq ft

**Year built:** 1981

**SubdivisionName:** PELICAN WATCH CONDO

**ListAOR:** mfrmls

## Location Details

**Township:** 46

**Road Surface Type:** Asphalt, Brick

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit, Size Limit

**Roof:** Built-Up, Other

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**Pool Features:** Gunite, Heated

**Spa Features:** Heated, In Ground

**Exterior Features:** Balcony, Hurricane Shutters, Storage

**Utilities:** Cable Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric

## Property Details

**Subdivision Name:** PELICAN WATCH CONDO

**Levels:** One

**Foundation Details:** Block, Pillar/Post/Pier, Stilt/On Piling      **Construction Materials:** Block, Concrete

**Listing Terms:** Cash, Conventional

**Parcel Number:** 19-46-24-W3-02900.6070

**Direction Faces:** Northeast

## Association Information

**Association YN:** Yes

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Deed Restrictions, No Truck/RV/Motorcycle Parking, Pool



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,548

**Tax Legal Description:** PELICAN WATCH CONDO OR 1532 PG  
83 UNIT 607

**Tax Lot:** 607

## Rooms

Room type	Level
Primary Bedroom	Upper
Kitchen	Upper
Living Room	Upper
Bedroom 2	Upper

## Amenities & Features



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**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** No

**PoolPrivateYN:** Yes

**Cooling:** Central Air

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Buyer Approval Required, Deed Restrictions, No Truck/RV/Motorcycle Parking, Pool

**ExteriorFeatures:** Balcony, Hurricane Shutters, Storage

**PoolFeatures:** Gunite, Heated

**Utilities:** Cable Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Water Available, Water Connected

**Features:** Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Heating:** Electric

**Exterior material:** Block, Concrete

**Roof:** Built-up, Other

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

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



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