

2532 ESTERO BOULEVARD FORT MYERS BEACH FL 33931

<https://candiscarmichael.com>



\$949,999



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 [...]

- 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



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

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

Basics

Unit Number: 607

Date added: Added 8 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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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 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

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

Spa YN: Yes

Pets Allowed: Breed Restrictions, Number Limit, Size Limit

Roof: Built-Up, Other

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: PELICAN WATCH CONDO

Levels: One

Foundation Details: Block, Pillar/Post/Pier, Stilt/On Piling

Listing Terms: Cash, Conventional

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

Direction Faces: Northeast

Construction Materials: Block, Concrete

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Spa Features: Heated, In Ground

ExteriorFeatures: Balcony, Hurricane Shutters, Storage

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

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

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

PoolFeatures: Gunite, Heated

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

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete

Heating: Electric

Roof: Built-up, Other

Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Showing Requirements: Supra Lock Box, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE