



Experience the ultimate coastal lifestyle in this spectacular 3-bedroom, 2-bathroom condo offering breathtaking, dual-water views of both the Atlantic Ocean and the river! Designed for seamless entertaining, the bright, open-concept living area features pristine tile flooring, modern recessed lighting, and a gourmet kitchen complete with premium granite countertops, rich wood cabinetry, and stainless steel appliances. [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1706 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRNS1088439

Description



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Email: RealtorCandis@gmail.com



Basics

Unit Number: 1001

Date added: Added 1 day ago

Type: Residential

Bathrooms: 2 baths

Floors: 11 floors

Lot size, sq ft: 53401 sq ft

UnitNumber: 1001

SubdivisionName: SANIBEL

GarageSpaces: 1

Bathrooms Full: 2

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1706 sq ft

Year built: 2007

View: Water, Gulf/Ocean - Full

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 16

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Walk-In Closet(s), Window Treatments

Flooring: Tile

Parking Features: Assigned, Open, Underground

Garage Spaces: 1

Exterior Features: Balcony

Security Features: Fire Sprinkler System, Secured Garage/Parking, Security Gate

Architectural Style: Contemporary

View: Water, Gulf/Ocean - Full

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Number Limit

Roof: Membrane

Window Features: Shutters

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

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: SANIBEL

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 6302-40-04-1001

Direction Faces: West

Construction Materials: Block

Association Information

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

Community Features: Clubhouse, Community Mailbox

Association Amenities: Clubhouse, Elevators, Fitness Center, Maintenance, Pool, Security



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,729

Tax Legal Description: UNIT 1001 SANIBEL CONDOMINIUM PER OR 5795 PG 0572 PER OR 6286 PG 3087 PER OR 6795 PG 0252 PER OR 7503 PGS 2973-2974 PER OR 8163 PG 1973

Tax Lot: 1001

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	13x8	First	8	13
Primary Bedroom	15x13	First	13	15
Living Room	17x14	First	14	17
Dining Room	11x9	First	9	11
Bedroom 2		First		
Bedroom 3	13x11	First	11	13
Laundry	8x6	First	6	8
Balcony/Porch/Lanai	18x8	First	8	18

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Fire Sprinkler System, Secured Garage/Parking, Security Gate

WindowFeatures: Shutters

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox

ExteriorFeatures: Balcony

Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Contemporary

Heating: Central

Roof: Membrane

NewConstructionYN: No

Exterior material: Block

Parking: Assigned, Open, Underground

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Vacant



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