

# 6777 WINKLER ROAD FORT MYERS FL 33919

<https://candiscarmichael.com>



Turnkey Townhome Condo in South Fort Myers | Income-Producing Opportunity Discover exceptional value at The Regency Condos, a centrally located and well-maintained community in South Fort Myers. This 2-bedroom, 1.5-bath townhome-style condo offers 1,010 square feet of light-filled living space, a private fenced courtyard, and is sold fully furnished, making it truly move-in ready. The [...]

- 2 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1010 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRC7517208



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Phone: 727-888-3292

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



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## Basics

**Unit Number:** 150

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1010 sq ft

**Year built:** 1973

**SubdivisionName:** REGENCY CONDO

**ListAOR:** mfrmls

**Bathrooms Full:** 1

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6474 sq ft

**UnitNumber:** 150

**ListOfficeName:** DALTON WADE INC

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## Location Details

**Township:** 45

**Road Surface Type:** Asphalt, Paved

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## Property Features

**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Window Treatments

**Flooring:** Carpet, Luxury Vinyl, Tile

**Carport YN:** Yes

**Pets Allowed:** No

**Roof:** Other

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Turnkey

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

**Laundry Features:** Common Area, Inside

**Carport Spaces:** 1

**Exterior Features:** Courtyard, Sidewalk, Storage

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central



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## Property Details

**Subdivision Name:** REGENCY CONDO

**Levels:** Multi/Split

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA

**Parcel Number:** 27-45-24-28-0000D.1500

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 620

**Association Fee Includes:** Common Area Taxes, Pool, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Private Road, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Community Mailbox, Fitness Center, No Truck/RV/Motorcycle Parking, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$1,885

**Tax Legal Description:** REGENCY CONDO BLDG D OR 1529 PG 1471 UNIT 150

**Tax Lot:** 150

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## Rooms



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Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	Second

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Fitness Center, No Truck/RV/Motorcycle Parking, Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Sprinkler Well, Underground Utilities, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Courtyard, Sidewalk, Storage

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Other

## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** ShowingTime

**Occupant Type:** Tenant



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