

6777 WINKLER ROAD FORT MYERS FL 33919

<https://candiscarmichael.com>



\$109,999



PRIME SOUTH FORT MYERS LOCATION - FURNISHED, POOL VIEW CONDO IN HIGH-DEMAND COMMUNITY! Welcome to the Regency and this well maintained 1-bedroom, 1-bath condo in one of South Fort Myers' most sought-after locations—ideal for year-round living, seasonal use, or investment opportunity. This furnished residence offers comfort, convenience, and a highly desirable pool and courtyard view, [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 838 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRC7524280



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7524280>

Basics

Unit Number: A236

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 1 bath

Floors: 2 floors

Lot size, sq ft: 7387 sq ft

UnitNumber: A236

ListOfficeName: DALTON WADE INC

Bathrooms Full: 1

Category: Condominium

Bedrooms: 1 bed

Half baths: 0 half baths

Area, sq ft: 838 sq ft

Year built: 1973

SubdivisionName: REGENCY CONDO

ListAOR: mfrmls

Location Details

Township: 45

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan

Flooring: Tile

Carport YN: Yes

Pets Allowed: No

Roof: Membrane

Water Source: Public

Cooling: Central Air

Furnished: Partially

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

Laundry Features: Common Area

Carport Spaces: 1

Exterior Features: Balcony, Fire Pit, Outdoor Grill, Private Entrance, Sidewalk, Sliding Doors

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

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: REGENCY CONDO

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 27-45-24-28-0000A.2360

Direction Faces: West

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

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

Community Features: Buyer Approval Required, Community Mailbox, Fitness Center, Pool, Sidewalks

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$331

Tax Legal Description: REGENCY CONDO BLDG A OR 1529 PG
1471 UNIT 236

Tax Lot: 236

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required,
Community Mailbox, Fitness Center, Pool, Sidewalks

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

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Fire Pit,
Outdoor Grill, Private Entrance,
Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Living
Room/Dining Room Combo, Open
Floorplan

Building Details



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NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Membrane

Miscellaneous

Ownership: Condominium

Home Warranty YN: Yes

Occupant Type: Owner

Other Equipment: Fire Pit, Private Entrance

Showing Requirements: ShowingTime



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