

6777 WINKLER ROAD FORT MYERS FL 33919

https://candiscarmichael.com



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



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



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## Description

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

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## Basics

**Unit Number:** A236

**Date added:** Added 2 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

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## Location Details

**Township:** 45

**Road Surface Type:** Paved

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## 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

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## 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

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## 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

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## Fees&Taxes



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## 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

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Condominium

**Home Warranty YN:** Yes

**Occupant Type:** Owner

**Other Equipment:** Fire Pit, Private Entrance

**Showing Requirements:** ShowingTime



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