

70 Sunrise Avenue, North Fort Myers

\$159,000



Warm & Welcoming SWFL Living in Horizon Village – North Fort Myers, FLORIDA: Discover this beautifully maintained 2-bedroom, 2-bath manufactured home offering a split floor plan and approximately 1,475 sq. ft. of living space in a neighbor-friendly, amenity-rich 55+ community. Key Features & Updates: Roof - 2024 | AC - 2024 | Hot Water Heater - 2024 | Vinyl Siding - 2018 | Windows - 2017 | Split Floor Plan | Beautiful Flooring Throughout | Clamshell Hurricane Shutters | Repiped? Yes! Kitchen Enhancements Include: Refrigerator - 2024, Garbage Disposal - 2023, Dishwasher - 2022, Farmhouse Sink. The kitchen is just steps from the dining area and the expansive living room/family room. Perfect for entertaining. The primary bedroom is quite large. An ensuite? Of course. The primary bath features a sunken tub, a standalone shower, and a bidet. Counter space abounds. While the Whirlpool washer and dryer currently reside in the storage area, a hook ups for both appliances are in the home. An easy swap should new residents desire an inside laundry. \$100,000 in shares included the purchase price—no ground rent here! HOA fees - \$300/month, covering lawn care, trash removal, and basic cable. Enjoy the SW Florida lifestyle without breaking the bank! Here is your perfect opportunity.

- 2 Bedroom | 2 Bath
- 1,475 +/- SF
- Split Floor Plan
- Roof - 2024
- AC - 2024
- Hot Water Heater - 2024
- New(er) Windows
- Vinyl Siding
- Repiped
- \$100K Shares Included

- Large Master Suite
- Complete Ensuite
- Refrigerator - 2024
- Disposal - 2023
- Dishwasher - 2022
- Pantry
- Glistening Flooring
- Clamshell Shutters
- 55+ | Amenity Rich
- Low HOA Community




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