

# 521 Misty Lane, North Fort Myers

## \$149,000



This 1,310 SF 2 bed | 2 bath home in the much-coveted 55+ Horizon Village neighborhood has not 1 but 2 bonus areas; allowing you to personalize the home to accommodate your needs, dreams, and wishes. Either bonus area is perfect for a home office, den, craft room, or a reading nook. The home has numerous upgrades and enhancements and; a unique floor plan featuring a living room, dining area, and a breakfast area. Upgrades include: New Membrane Roof - 2020 | Carport Extended & Rebuilt - 2023 | AC Replaced in 2015 with New Primary Coil & Ducting Replaced in 2019 | Repiped - 2018 | Custom Window Treatments - 2021 | Lanai Windows - 2018 | Lanai Door - 2018 | Lanai Floor - 2019 | Kitchen Appliances - 2016 thru 2023. Inside Laundry? Yes! | Horizon Village is conveniently located close to Ft. Myers, Cape Coral, and Punta Gorda - offering fine dining, great shopping, golf, and boating. This amenity rich community boasts a sense of neighborhood, second to none. Shares valued at \$100K are included in the list price, notably reducing HOA fees to just \$300 per month. If you are looking for an affordable piece of paradise, and are ready to enjoy the SW Florida lifestyle, look no further.

- Horizon Village | 55+
- 2 Bed | 2 Bath
- 1,310 SF
- XL Common Area
- Backyard Space
- 2 Bonus Areas
- Dining & Breakfast Areas
- Extra Large Master Suite
- Custom Window Treatments
- Low HOAs | \$300 month

- Membrane Roof - 2020
- AC 2015, Primary Coil - 2019
- Extended Carport - 2023
- Lanai Windows, Door - 2018
- Lanai Floor, Fan - 2019
- Large Cheerful Kitchen
- Abundant Bright Cabinetry
- Repiped - 2018
- Inside Laundry
- Outdoor Patio
- \$100k Shares Included




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