

# 469 Dawn Drive, North Fort Myers

## \$167,990



Upgrades & Enhancements abound in this 1,200++ SF furnished, move-in ready 2 bedroom | 2 bathroom home - Priced To Sell! The list price of \$172,900 includes shares valued at \$70K, dramatically reducing HOA fees to just \$288 per month. No Ground Rent. No Flood Zone. As you approach the home, you'll quickly notice the decorative driveway; enhanced in 2022. A keen eye will be drawn to the 12' x 14' double door shed - perfect for a workshop or additional storage. The choice is yours. New owners will take advantage of the east facing lanai. The perfect spot to enjoy your morning coffee, watching the sunrise through the new windows and new screens (2021). YES! The big ticket items have been updated. TPO Membrane Roof (life expectancy: 20 - 30 years) - 2017 | Whole Home Repipe - 2024 | Flooring - 2023 | AC (maintained and serviced) - 2017 | Newer Whirlpool Kitchen Appliances - 2019 | Maytag Washer & Dryer. Seller has obtained a 4-Point Inspection - 2024. This home is located in Horizon Village, a 55+ community in North Ft. Myers where residents enjoy the close proximity to shopping, dining, beaches, gulf, and golf. The community exudes a "sense of neighborhood" and "welcome". Make this home your affordable piece of paradise where you'll enjoy the SW Florida lifestyle.

- Horizon Village | 55+
- 2 Bed | 2 Bath
- 1,200 ++ SF
- Whole Home Repipe, 2024
- Flooring, 2023
- Decorative Driveway, 2022
- TPO Roof, 2017 (20+ Year Life Expectancy)
- Lanai Windows, 2021
- 14' x 12' Double Door Shed
- 4 Point Inspection, 2024
- Newer Whirlpool & Maytag Appliances
- HOA Just \$288 Month
- No Flood Zone
- \$70K in Shares Included
- No Ground Rent
- Well Maintained & Active Community
- Priced To Sell!



**VERNA "V" REGLER**  
REALTOR®

EMAIL: [Verna.Regler@C21SP.com](mailto:Verna.Regler@C21SP.com)  
PHONE: 239.671.7279

[www.ReglerRealEstate.com](http://www.ReglerRealEstate.com)



All information is deemed reliable but not guaranteed. Listing Courtesy of: Century 21 Selling Paradise.