

336 Sunrise Avenue, North Fort Myers

\$195,400



AFFORDABLE LAKEFRONT LIVING! This 1,446 SF+++ , 2 bed, 2 bath manufactured home in North Ft. Myers, Florida is move-in ready and is being sold turnkey. Upgrades in 2023 include: Roof, Carport, AC - 2024, Vapor Barrier, Screens, Accordion Hurricane Shutters on Lanai Windows, Clam Shell Hurricane Shutters on Front of Home, Fresh Exterior & Interior Paint, and New Siding on the Shed. The generous kitchen has 2 pantries, features abundant cabinetry and counter space, and boasts an eat-in kitchen counter. It is perfectly positioned next to the breakfast and dining areas. The living room, with built-in cabinetry, offers room for entertaining. The windows in the living room let in the sought after Florida sunshine. The master suite is quite large, easily accommodating the king size bedroom furniture and furnishings. The master ensuite includes a walk-in closet, a second closet, double sinks, a private water closet, and a stand alone shower. The guest room is nice size and connects to the recently remodeled guest bath - almost like having the privacy of 2 master suites! The lanai opens onto the lakefront concrete patio; an ideal location to enjoy wildlife, serenity, and a beverage. Also: Inside Laundry with Add'l Storage, New Light Fixtures, Queen Size Sleeper Sofa, Built-In Desk (Kitchen), Quality Furniture. Horizon Village is a well-kept, 55+ community in North Ft. Myers convenient to beaches, shopping, restaurants, etc. Shares valued at \$80K included in the sale. HOA fees - \$288/mo.

- Horizon Village 55+
- 2 Bed | 2 Bath
- 1,446 SF +++
- Lakefront
- Turnkey
- A/C - 2024
- Roof - 2023
- Carport - 2023
- Accordion Shutters on Lakefront Lanai
- Large Kitchen
- Center Island
- Abundant Cabinetry
- Two Pantries
- Built-In Desks
- Living & Dining Rooms
- Inside Laundry
- Master Suite & Ensuite
- Quality Furnishings
- Low HOAs - \$288 Month



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