

# 20918 ISLAND SOUND CIRCLE #304



*Estero River views from this 3<sup>rd</sup> floor condo! Where else can you say that in Pelican Sound? Sit on your lanai, watch the river traffic by day, sunsets in the evening. Tile floors throughout, including the lanai, kitchen has been upgraded with granite counters and new cabinet doors, plantation shutters in the bedrooms, newer living room furniture. Split bedroom floor plan has the Master bedroom overlooking the view.*

- *Light, sunny third floor condo*
- *Birds eye view of the Estero River and all the boat traffic*
- *1,250 square feet under air*
- *Tile floors throughout, including the lanai*
- *Granite counters and new cabinet doors in the kitchen*
- *Furniture in the Great Room replaced in the last three years*
- *Split bedroom floor plan has the Master Bedroom overlooking the view*
- *Plantation shutters in the bedrooms*
- *Good rental history, current seasonal renter would like to continue*
- *Rented through end March*
- *Close to the Island Sound pool*

*Pelican Sound's bundled amenities are second to none and they are all yours with the purchase of this property - 27 holes golf, aquatic driving range, tennis courts, boat launch onto the Estero River - Gulf of Mexico access, water taxi to Lovers' Key beaches, canoes and kayaks available for use, new state-of-the-art fitness center, 6 community pools/spas plus kiddie pool, tot lot, bocce, jogging paths, pickleball, basketball, newly renovated and expanded River Club Sports Bar with fire pits on the large patio. The new Racquet Ball Center has just opened; tennis courts and pickle ball courts are ready for action.*

*And there is more to come! Phenomenal new Club House will be completed fall of 2019. Close to Coconut Point's phenomenal array— upscale shops, restaurants, movie theatres, Hertz Arena, FGCU, Gulf Coast Town Center & Miromar Outlets, 20 minutes to international airport.*

***Offered at \$255,000 Turnkey***

**For Showings—Marie S. Pimm, P. A., Realtor / CRS, e-PRO, C.I.P.S., GRI**

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