

Ranch,One Story, Single Family Residence - NORTH FORT MYERS, FL



2168 Channel Way, North Fort Myers, FL, 33917

Offered at \$900,000

Location, location, location! You have a couple choices here.. Renovate this home with over 2100 square foot of living space or build your brand new home at let's say 500K and you would have a 1.4 M investment. Look at the aerial photos & notice this waterway is actually a channel and is TWICE as wide as any canal in the neighborhood! Deep water can accommodate yacht, up to a large sailboat. 2062 Club House Road, right around the corner, just sold for 1.685 million on June 14th. That 3,573 living sq. ft., 2019 comparable property, does not have the privacy factor of this parcel. This property overlooks nothing but the nature preserve and an island ! Just as private a view as being on the river, yet a better value. Actually, this is a much safer area for a boat than being on the river. Owner can finance with 200k down. Can possibly be purchased with zero down payment provided other real estate is put up as additional collateral. Septic drain field has been replaced with a pump system. Yacht Club Colony also has a multi acre park on the river with a beach, Pavilion and boat ramp all for \$200 per year. No other HOA fees. Seller may trade for other Lee County real estate.

3 Bedrooms
2 Bathrooms
2,114 sqft
0.29 acre (lot size)
Built: 1971



Scan above on mobile device
for directions to this listing

Assist2Sell
vip@assist2sell.com



All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.
©2025 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Integrity Real Estate & Prop

