

\$1,625,000 - 18806 Wildblue Boulevard, FORT MYERS

MLS® #C7496099

\$1,625,000

4 Bedroom, 3.00 Bathroom, 2,966 sqft

Residential on 0.27 Acres

WILDBLUE PH 1, FORT MYERS, FL

Now listed over \$100,000 below the most recent Iris resale and sold furnished. This is an opportunity to own a stunning, highly upgraded luxury home in the exclusive, gated community of Wildblue. This exquisite residence is on a unique premium lot, offering unmatched privacy with lake views from all four bedrooms and only one neighbor. The home is walkable to the amenities but far enough not to hear the pickleball, making it one of the best locations in the community. As you enter, you'll immediately notice the wood flooring option that sets this home apart, adding warmth and character throughout. The masterfully designed floor plan offers a seamless flow from one room to the next, creating an inviting atmosphere perfect for relaxation and entertainment. The expansive covered lanai space is a highlight, featuring a fully equipped natural gas outdoor kitchen, an infinity edge pool and spa, the upgraded extended lanai option, and a picture window screen. Imagine hosting friends and family in this idyllic setting, with the custom TV wall and fireplace area providing the perfect backdrop for outdoor gatherings. The home has custom trim, shiplap, beams, and feature walls. The projects are already done for you. The spacious open-concept design includes four bedrooms and three bathrooms, with one functioning as a cabana bath. Oversized windows, sliding glass doors, and transom windows enhance the naturally bright living areas, allowing sunlight to flood the home.



With its impressive 10-foot sliders, the living area seamlessly extends your indoor to outdoor spaces, making it ideal for everyday living and entertaining. The custom den/office offers a dedicated space for work or study, reflecting the thoughtful design found throughout the home. Luxury details such as the oversized crown molding, feature wall, and tray ceiling add a touch of sophistication. This home truly offers the complete package, with its custom epoxy flooring, insulated garage doors, and insulated attic to its stunning custom landscaping and lighting. The private lot, with only one seasonal neighbor, ensures tranquility while still being walkable to amenities and the clubhouse. Wildblue is a low-density community with only 1,100 homes spread over 3,000 acres, including over 800 acres of freshwater lakes and 1,000 acres of preserve. Residents enjoy a wide range of sports amenities including pickleball, tennis, bocce, basketball, a lap pool, fitness center, spin room, day spa, and movement studio. The clubhouse features a restaurant, two bars, a resort-style pool, beach area, event lawn, and marinas. The community's prime location has direct access to Alico and Corkscrew Rd., offering convenient access to RSW Airport, Gulf Coast Town Center, Coconut Point, dining, shopping, FGCU, JetBlue Park, and world-class beaches. Don't miss the chance to make it yours! Agent owners, schedule your private showing today.

Built in 2022

Essential Information

MLS® #	C7496099
Price	\$1,625,000
Sold Price	\$1,584,375
Date Sold	January 8th, 2025
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,966
Acres	0.27
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	18806 Wildblue Boulevard
Area	Fort Myers
Subdivision	WILDBLUE PH 1
City	FORT MYERS
County	Lee
State	FL
Zip Code	33913

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Sauna, Spa/Hot Tub, Tennis Court(s)
# of Garages	3
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Family Room, Outside
# of Stories	1

Furnished

Furnished

Exterior

Exterior Features

French Doors, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

Lot Description

Sidewalk, Paved

Roof

Tile

Foundation

Slab

Additional Information

Date Listed

August 1st, 2024

Days on Market

436

Zoning

MPD

HOA Fees

1164

HOA Fees Freq.

Quarterly

Listing Details

Listing Office

PREMIERE PLUS REALTY COMPANY

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