



## 9015 Colby Dr #2016, Fort Myers, FL

### Welcome to the Enclave at College Pointe!

Welcome to this inviting 2-bedroom, 1-bathroom condo in the desirable Enclave at College Pointe! Enter into this light-filled home with an open-concept kitchen and living area that exudes brightness and warmth. The kitchen features a convenient breakfast bar, refaced cabinets, a new disposal, and appliances updated in 2019. The spacious bedrooms share a well-appointed full bath with a tub/shower combo, while the primary bedroom offers a generous walk-in closet for ample storage. Enjoy the outdoors from the large screened veranda, complete with a storage closet for added convenience. The condo boasts a sizable laundry room with a new washing machine (2023) and offers abundant storage throughout. Additional updates include a new AC, water heater, luxury carpet, and smoke detectors in 2021, plus a new toilet and upgraded plumbing throughout in 2023. Benefit from new lighting fixtures installed in 2024 with a three-year warranty, and recent dryer vent cleaning ensures continued efficiency. The AC handler is thoughtfully placed in its own closet for easy maintenance, and the building received a new roof in 2021. The quiet community offers two pools and a gym, making leisure and fitness easily accessible. Located in McGregor, Fort Myers, this condo is conveniently close to beaches, downtown, shopping, and major roadways. Experience comfort and convenience in this fantastic location!

Quiet, Gated Community  
New Building Roof (2021)  
Abundant Updates  
Primary Bedroom with Walk-In Closet  
Sizable Laundry Room  
Screened Veranda with Storage  
Community Pools and Gym  
Convenient Location



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2 | 1 | 918  
Bed | Bath | Sq.ft.



