2255 TROON CT

SANIBEL, FL 33957 | MLS #: 224046392

$2,650,000 | 4 BEDS | 7 BATHROOMS | 4 CAR GARAGE | 6383 LIV AREA SQUARE FEET

View Online: http://www.2255TroonCourtSanibel.com
For Instant Photos: Text 942650 To 415-877-1411

Welcome home to 2255 Troon Ct. on the 12th tee in The Sanctuary on Sanibel's west end. As you approach the home on the corner of Wulfert Road and Troon Court, you'll be greeted by its impressive façade and surrounding grounds on the largest available lot. Listed under recent $3m appraisal. $350,000 in INSTANT EQUITY! New 60 year warranted stone-coated metal roof and all new mechanicals throughout. Step inside to discover marble and tile flooring leading your eyes directly to the great outdoors. Linger inside and enjoy the cathedral height ceiling with statement chandelier. A cozy fireplace and generous seating area can accommodate large parties and guests. There are 4 ensuite bedrooms, 5 full and 2 half baths, providing privacy and convenience to family and guests. For outdoor enthusiasts, there is a full bath thoughtfully located off the pool and BBQ area. The primary bedroom on the 1st floor overlooks the resort-worthy pool and is...

- Sanctuary at Wulfert Point Golf + Lake Homesite
- World class private country club & Arthur Hills designed course
- Additional den/office/library
- All bedrooms have ensuite baths
- Complete remodel top to bottom
- All new mechanicals + pool equipment
- 60 year warranted stone coated steel roof
- 4 car garage + golf cart garage

AGENT INFORMATION

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Disclaimer: All information deemed reliable but not guaranteed.