

# \$314,900 - 2191 Summersweet Drive, ALVA

MLS® #C7515235

**\$314,900**

3 Bedroom, 2.00 Bathroom, 1,614 sqft  
Residential on 0.13 Acres

CASCADES/RIVER HALL PH 1B, ALVA, FL

Welcome to the active, gated community of Cascades at River Hall, a friendly 55+ neighborhood located in Alva, Florida. Built in 2018, this TURNKEY furnished home offers three bedrooms, two full baths, an open kitchen and living room, a roomy enclosed lanai, and a two-car attached garage. This super clean home is both spacious and inviting, with plenty of storage. The beautiful open-concept kitchen features granite countertops with a tasteful backsplash, wood cabinets, stainless steel appliances, a huge walk-in pantry, under-cabinet lighting, and ample space for entertaining. The spacious living room is perfect for hosting guests and opens to a private, quiet lanai—ideal for enjoying Florida’s natural beauty. The primary ensuite bathroom includes a large walk-in closet, a separate linen closet, dual sinks, a private toilet area, and a double sliding-glass shower. Additional features include volume ceilings, tile flooring throughout (except in the bedrooms), side by side glass doors to the guest bedroom/den/office, wood blinds, and full window storm protection. The reasonable HOA fees at Cascades at River Hall include access to all amenities (pool, sports courts, amenity center), landscaping services (mowing, pruning, irrigation, pest and weed control), cable TV and internet, security gate access, property management, and maintenance of all common areas. The Amenity Center boasts a spacious meeting room, kitchen, state-of-the-art fitness center,



and a heated swimming pool with hot tub, generous patio seating, and outdoor grills. Residents and their guests can also enjoy the tennis courts, pickleball courts, and bocce ball courts. Cascades at River Hall is just 2.7 miles from Publix, 7.6 miles from Interstate 75, and only 23 miles from Southwest Florida International Airport (RSW) in Fort Myers. Schedule your private tour of this gem today!

Built in 2018

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | C7515235                |
| Price          | \$314,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,614                   |
| Acres          | 0.13                    |
| Year Built     | 2018                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Active                  |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2191 Summersweet Drive    |
| Area        | Alva                      |
| Subdivision | CASCADES/RIVER HALL PH 1B |
| City        | ALVA                      |
| County      | Lee                       |
| State       | FL                        |
| Zip Code    | 33920-4677                |

**Amenities**

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities    | Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Tennis Court(s), Vehicle Restrictions |
| # of Garages | 2                                                                                                               |

## Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Range, Refrigerator, Washer                                          |
| Heating           | Electric                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                  |
| # of Stories      | 1                                                                                                                                            |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Hurricane Shutters, Tennis Court(s) |
| Roof              | Tile                                |
| Foundation        | Block                               |

## School Information

|            |                       |
|------------|-----------------------|
| Elementary | River Hall Elementary |
| High       | Riverdale High School |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 41                   |
| Zoning         | RPD                  |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | KW PEACE RIVER PARTNERS |
|----------------|-------------------------|

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on November 4th, 2025 at 10:54pm EST