



Single Family

[874 Spaulding St E](#)

LEHIGH ACRES, FL 33974

ML#: A11565411

List Price: \$385,000

Rng Price:

LLP:

Status: Active

Short Sale: No

REO: No

Listing Brkr: [LMPR01 /Luxe Properties](#)

County: Lee County

Area: 5940 Florida Other

Auction: No

Geo Area: Other Geographic Area (Out Of Area Only)

Legal: TWIN LAKE ESTATES UNIT 6 BLK.20 PB 15 PG 212 LOT 2

Furnished:

Bedrooms: 3

Baths: 3

Convert Bed:

Tot SqFt: 2,300

SqFt (Liv): 1,666

SqFt (Adj):

Bld Ar/Src:

Year Built: 2023/New Construction

Virtual Tour: [Click Here](#)

Location Information

Folio#: [034527L2060200020](#)
Municipal Code:
Subdivision #: 6
Subdivision: Twin Lake Estates
Elementary:
High:
Neighborhood:

Parcel #: 0345
Town/Range: 45
Map Coord:
Development:
Middle:

Model Name:
Section: 3
Zoning: RS-1

General Information

Type Property: Single
For Lease: No
Boat Services:
Style: R30-No Pool/No Water
Garage: 2/Attached
Lot SF:
Parking Desc: Driveway
Parking Restr:
Lot Desc: 1/4 To Less Than 1/2 Acre Lot
Waterfront: No
Water Access:
Water Frontage:
Pool Dim:
Pool: No
Design/Desc: Attached/One Story
Construction: Concrete Block Construction
Roof Desc: Shingle Roof
Floor: Tile Floors

Front Exposure: North
For Lease MLS#:
Appr Lot Size: 11,369
View: Other View
Spa:

HOPA: No HOPA
SS Addend:
Carport:

Remarks

Remarks: Welcome to YOUR brand new home with open floor plan that feels spacious from the moment you walk in thru the oversized French doors. Creating a perfect space for family and entertainment, the modern kitchen featuring a large waterfall island with stainless steel appliances, white cabinets and ample storage. This residence offers three bedrooms plus den, boasting three full baths and a two-car garage. Master suite features his/hers walk-in closets, dual sink, tub and shower. Prime location, minutes away from fine dining and shopping, also very close to the stunning beaches of Fort Myers.

Driving Directions:

Broker Remarks: [Submit all offers via MLS Offers](#)

Rooms

Bedroom Desc: At Least 1 Bedroom Ground Level, Other
Primary Bath: Dual Sinks, Separate Tub & Shower
Addition Rooms: Den/Library/Office, Other, Utility Room/Laundry
Dining Desc: Breakfast Area, Dining/Living Room, Eat-In Kitchen, Family/Dining Combination, Kitchen Dining
ADA Compliant:

Additional Information

Pets:
Pet Rstr:
Guest House:
Ceiling Fans:
Interior Feat: First Floor Entry, Cooking Island, French Doors, Laundry Tub, Other Interior Features, Pantry, Walk-In Closets

Pet Fee:
Cable:
Pet Fee Desc:

Equip/App: Automatic Garage Door Opener, Dishwasher, Washer/Dryer Hook-Up, Microwave, Electric Range
Window Treat: High Impact Windows
Exterior Feat: High Impact Doors, Open Porch, Other, Patio, Room For Pool
Subd Info: No Subdiv/Park Info
Restrictions: No Restrictions
Maint Incl:
Heating: Central Heat
Cooling: Central Cooling
Sprinkler:
Water: Other **Sewer:** Other Sewer
Equestrian:
Storm Protect: Complete Impact Glass
Green Energy:

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:	
Total Mortg:		Terms:	Conventional, FHA, Other Terms, Va	Membership:	No
Type of Assoc:	None	Maint Fee:		Land Lse Fee:	
Application Fee:		Maint Fee Incl:		Flood Zone:	
Assoc Fee:		Assoc Fee Pd:		Owner Agent:	No
Tax Amount:	\$378	Tax Year:	2023		
Tax Info:	New Construction				
Special Info:					
Possession Info:	Funding, Post Closing	Spec Assess:		Mult Offers :	
Bonus:		PACE:			
Hardship Pkg:					

Agent/Office Information

Office:	LMR01 /Luxe Properties	Agent Ph:	786-348-9844
Agent:	3478189 /Mayra Prat	Agt Ph 2:	786-348-9844
Ofc Addr:	55 Merrick Way Coral Gables, FL 33134	Office Fax:	305-503-9587
Agent Email:	pratmayra@gmail.com	Agent License:	3478189
Office Ph:	305-809-7650		
CoAgt Email:		Own Phone:	
Owner Name:		NonRep Cmp:	0%
Buy Agt Comp:	3%	Blogging:	No
VAR Dual Rt:	No	OK to Advertise:	Yes - Attribution NOT Required
Addr on Inet:	Yes	Joint Agcy:	
Photo Instr:	Realtor to Upload Images 1-99	Occupancy:	Vacant
List Type:	Exclusive Right to Sell/Rent	Prev LP:	\$395,000
Show Instr:	Call Listing Agent	Orig LP:	\$395,000
List Date:		Internet:	Yes
Expire Date:		Withdrn Dt:	
Pending Dt:			
Closing Dt:			
Intrnt URL:			
Intrnt Rmrks:	Please call listing agent for showings. Information deemed reliable but subject to errors, all measurements approximate.		
Board:	A-Miami Association of REALTORS		

Prepared By: Fatima Briouel

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