



Single Family

[3114 39th St SW](#)

LEHIGH ACRES, FL 33976

ML#: A11471896

List Price: \$379,500

Rng Price:

LLP:

Status: Active

Short Sale: No

REO: No

Listing Brkr: [CBRE52 /Coldwell Banker Realty](#)

County: Lee County

Area: 5940 Florida Other

Auction: No

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

Legal: LEHIGH ACRES REPLAT SEC 11 BLK 85 PB 26 PG 193 LOT 21

Furnished: Unfurnished

Bedrooms: 3

Baths: 2

Convert Bed:

SqFt (Liv): 1,493

Tot SqFt: 2,058

SqFt (Adj):

Bld Ar/Src:

Year Built: 2023/New Construction

Virtual Tour: [Click Here](#)

Location Information

Folio#: [1145260900085.0210](#)

Municipal Code:

Subdivision #:

Subdivision: Lehigh Acres

Elementary:

High:

Neighborhood:

Parcel #: 05

Town/Range:

Map Coord:

Development:

Middle:

Model Name:

Section: 11

Zoning: RS-1

General Information

Type Property: Single

For Lease: No

Boat Services:

Style: R30-No Pool/No Water

Garage: 2

Lot SF:

Parking Desc: Driveway, Guest Parking, Pavers

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, Modern/Contemporary

Construction: CBS Construction

Roof Desc: Shingle Roof

Floor: Tile Floors

Front Exposure: South

For Lease MLS#:

Appr Lot Size:

View: Other View

Spa:

HOPA: No HOPA

SS Addend:

Carport:

Remarks

Remarks: We're looking at a fantastic new construction in Lehigh Acres, FL, featuring a modern 3-bed, 2-bath layout with a den, boasting 1,493 sqft of living area and a total construction area of 2,035 sqft. The high-end finishes, French doors, vaulted ceilings, and high-impact windows contribute to the contemporary design. The home includes a paved driveway, garage parking, and a den/library/office with utility/laundry. Its central heating and cooling, along with the complete impact glass, make it a secure and comfortable haven. The inviting patio space is a perfect touch for enjoying the Florida lifestyle. Conveniently located near shops, restaurants, Sanibel Island, and I-75, this home truly stands out in the market. Seller will contribute \$5,000.00 to Buyer's closing costs.

Driving Directions:

Broker Remarks: PLEASE SEND ALL OFFERS TO SIMON.ESTEPSA@CBREALTY.COM. PROOF OF FUNDS WITH ALL OFFERS. Seller will contribute \$5,000.00 to Buyer's closing costs. Accepting conventional loans, please attach pre-approval letter. Thank you.

Rooms

Bedroom Desc: Entry Level, Primary Bath Shower, Primary Bath Tub

Primary Bath:

Addition Rooms: Den/Library/Office, Utility/Laundry In Garage

Dining Desc:

ADA Compliant:

Additional Information

Pets:

Pet Rstr:

Pet Fee:

Cable:

Pet Fee Desc:

Guest House:**# Ceiling Fans:****Interior Feat:**

French Doors, 3 Bedroom Split, Vaulted Ceilings, Walk-In Closets

Equip/App:

Dishwasher, Dryer, Refrigerator, Washer

Window Treat:

High Impact Windows

Exterior Feat:

Patio

Subd Info:

Public Road

Restrictions:

No Restrictions

Maint Incl:**Heating:**

Central Heat

Cooling:

Central Cooling

Sprinkler:**Water:**

Well Water

Sewer: Septic Tank**Equestrian:****Storm Protect:**

Complete Impact Glass, High Impact Door

Green Energy:**Financial Information****Assumable:****\$/SOH Value:****Assessed \$:****Total Mortg:****Terms:**

All Cash, Conventional

Type of Assoc:

None

Membership:

No

Application Fee:**Maint Fee:****Land Lse Fee:****Assoc Fee:****Maint Fee Incl:****Flood Zone:****Tax Amount:**

\$307

Assoc Fee Pd:**Owner Agent:**

No

Tax Info:

New Construction

Tax Year:

2022

Special Info:**Possession Info:**

At Closing

Spec Assess:**Mult Offers :****Bonus:****Hardship Pkg:****PACE:****Agent/Office Information****Office:**[CBRE52 /Coldwell Banker Realty](#)**Agent Ph:**

786-707-0142

Agent:[3557218 /Simon Estepa](#)**Agt Ph 2:**

786-707-0142

Ofc Addr:4000 Ponce de Leon Blvd
Coral Gables, FL 33146**Office Fax:**

305-442-9554

Agent Email:simonestepa1@gmail.com**Agent License:**

3557218

Office Ph:

305-667-4815

CoAgt Email:**Owner Name:****Buy Agt Comp:**

3%

Trans Brk Comp:

3%

VAR Dual Rt:

No

AVM:

No

Addr on Inet:

Yes

Contingencies:**Photo Instr:**

Realtor to Upload Images 1-99

List Type:

Exclusive Right to Sell/Rent

Show Instr:

Call Listing Agent, Lockbox-Call List Agent

List Date:**Stat Change Dt:**

11/10/2023

Expire Date:**Pending Dt:****DOM:**

247

Closing Dt:**Expct Clse Dt:****Intrnt URL:****Intrnt Rmrks:**

NEW CONSTRUCTION. LUXURY PROPERTY IN A GREAT LOCATION!

Board:

A-Miami Association of REALTORS

Own Phone:**NonRep Comp:****Blogging:**

Yes

OK to Advertise:**Joint Agcy:****Occupancy:**

Vacant

Prev LP:

\$389,500

Orig LP:

\$389,500

Internet:

Yes

Withdrn Dt:

Prepared By: Fatima Briouel

Date Printed: 07/13/2024 04:56 PM

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