



Single Family
2618 W 69th St
 LEHIGH ACRES, FL 33971
ML#: A11613228 **List Price:** \$359,900
Rng Price:
LLP:
Short Sale: No **Status:** Active
Listing Brkr: [CFAX01 /Colfax Realty International Inc](#) **REO:** No
County: Lee County **Auction:** No
Area: 5940 Florida Other
Geo Area: Other Geographic Area (Out Of Area Only)
Legal: LEHIGH ACRES UNIT 6 BLK 67
Furnished: Unfurnished
Bedrooms: 3 **Baths:** 2
Convert Bed:
SqFt (Liv): 1,600 **Tot SqFt:** 2,100
SqFt (Adj):
Bld Ar/Src: /Developer
Year Built: 2024/New Construction
Virtual Tour: [Click Here](#)

Recent: **07/02/2024** : New : ->A

Location Information

Folio#: [014426L206067.0020](#) **Parcel #:** 0020 **Model Name:**
Municipal Code: **Town/Range:** 44 **Section:** 1
Subdivision #: **Map Coord:** **Zoning:** RES1
Subdivision: LEHIGH ACRES UNIT 6 BLK 67 **Development:**
Elementary: **Middle:**
High:
Neighborhood:

General Information

Type Property: Single **Front Exposure:** South **HOPA:** No HOPA
For Lease: No **For Lease MLS#:** **SS Addend:**
Boat Services: **Appr Lot Size:** 10000 **Carport:**
Style: R30-No Pool/No Water
Garage: 2
Lot SF: **View:** Garden View
Parking Desc: Covered Parking
Parking Restr: **Spa:**
Lot Desc: Less Than 1/4 Acre Lot
Waterfront: No
Water Access: **Design/Desc:** Detached/One Story
Water Frontage: **Construction:** Concrete Block Construction, New Construction
Pool Dim: **Roof Desc:** Wood Shingle Roof
Pool: No **Floor:** Ceramic Floor

Remarks

Remarks: Welcome to this stunning NEW CONSTRUCTION home in Lehigh Acres, built to the Highest standard of quality and craftsmanship. This spacious 3-bedroom home plus a Den offers an open and inviting floor plan, perfect for modern living. The den provides a versatile space ideal for a home office, study, or guest room. The gourmet Kitchen features top-of-the-line appliances, quartz countertops, and ample cabinetry, making it the kitchen of your dreams. Impact door and windows, covered garage, patio with a room for a pool. The master suite is a retreat with an en suite bathroom and generous closet space. The additional bedrooms are well-appointed and share a beautifully designed bathroom. Don't miss this opportunity to own a Home that combines style, comfort, and quality.

Driving Directions:

Broker Remarks: Schedule your viewing today and make this dream home yours. Price to Sell!!!. Yes ,contribution of \$8,000.00 to closing costs.We also offer 10 -year structural home warranty.For Appointment please use showing Time and Contact Listing Agent via Phone or Text.Submit all offer to: madeleine.cowley@gmail.com.

Rooms

Bedroom Desc: At Least 1 Bedroom Ground Level
Primary Bath: Dual Sinks, Shower Only
Addition Rooms: Den/Library/Office
Dining Desc: Dining/Living Room, Kitchen Dining
ADA Compliant:

Additional Information

Pets: Yes **Pet Fee:** **Pet Fee Desc:**

Pet Rstr: Dog OK **Cable:**

Guest House:

Ceiling Fans:

Interior Feat: First Floor Entry, Closet Cabinetry, Cooking Island, Fire Sprinklers, Foyer Entry, Pantry, Walk-In Closets

Equip/App: Circuit Breaker, Dishwasher, Electric Water Heater, Fire Alarm, Washer/Dryer Hook-Up, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Smoke Detector

Window Treat: High Impact Windows

Exterior Feat: Exterior Lighting, High Impact Doors, Open Balcony, Open Porch

Subd Info: Mandatory Hoa, Public Road, Street Lights

Restrictions: No Restrictions

Maint Incl:

Heating: Central Heat, Electric Heat

Cooling: Central Cooling, Electric Cooling

Sprinkler: Auto Sprinkler

Water: Well Water **Sewer:** Septic Tank

Equestrian:

Storm Protect: Complete Impact Glass

Green Energy:

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:	
Total Mortg:		Terms:	All Cash, Conventional, FHA	Membership:	No
Type of Assoc:	None	Maint Fee:		Land Lse Fee:	
Application Fee:		Maint Fee Incl:		Flood Zone:	
Assoc Fee:	\$0	Assoc Fee Pd:		Owner Agent:	No
Tax Amount:	\$356	Tax Year:	2023		
Tax Info:	Tax Reflects County Only Tax				
Special Info:	As Is				
Possession Info:	At Closing, Funding				
Bonus:		Spec Assess:		Mult Offers :	
Hardship Pkg:		PACE:			

Agent/Office Information

Office:	CFAX01 /Colfax Realty International Inc	Agent Ph:	720-443-9731
Agent:	3312964 /Madeline Cowley	Agt Ph 2:	720-443-9731
Ofc Addr:	95 Merrick Way Suite 710 Coral Gables, FL 33134	Office Fax:	
Agent Email:	madeleine.cowley@gmail.com	Agent License:	3312964
Office Ph:	305-677-9833	Own Phone:	
CoAgt Email:		NonRep Cmp:	
Owner Name:		Blogging:	Yes
Buy Agt Comp:	2.5%	OK to Advertise:	Yes - Attribution NOT Required
VAR Dual Rt:	No	Joint Agcy:	
Addr on Inet:	Yes	Occupancy:	Vacant
Photo Instr:	Realtor to Upload Images 1-99	Prev LP:	
List Type:	Exclusive Right to Sell/Rent	Orig LP:	\$359,900
Show Instr:	24 Hour Notice, See Broker Remarks	Internet:	Yes
List Date:		Withdrn Dt:	
Expire Date:			
Pending Dt:			
Closing Dt:			
Intrnt URL:			
Intrnt Rmrks:	Don't miss out this great opportunity.Stunning 3/2 plus den Home. Call or Text Madeline Cowley		
Board:	A-Miami Association of REALTORS		

Prepared By: Fatima Briouel

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