7/13/24, 5:04 PM Matrix

🏠 Listing



Single Family 2611 34 St W

LEHIGH ACRES, FL 33971

A11601422 List Price: ML#: \$359,000

Rng Price:

LLP: Active Status: Short Sale: No/Unapproved RFO: Nο

Listing Brkr: EXPP01 /EXP Realty LLC

County: Lee County

Area: 5940 Florida Other Auction: No

Carport:

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

1 BLK 109 PB 15 PG 62 LOTE 5 Legal:

Furnished: Unfurnished

Bedrooms: 3

Convert Bed:

Baths: 2/0

Tot SqFt:

Zoning:

/Attached

2,230

RS-1

SqFt (Liv): 163 SqFt (Adj): 1,630

Bld Ar/Src:

Year Built: 2024/New Construction

Virtual Tour: Click Here

Recent: 07/12/2024: DECR: \$368,000->\$359,000

LEHIGH ACRES

1344261100109.0050

Location Information

Parcel #: 11 Model Name: Town/Range: Section:

Map Coord: **Development:**

Middle:

General Information

Type Property: Single Front Exposure: North HOPA: No HOPA For Lease MLS#: For Lease: SS Addend: Yes Nο

Boat Services:

Municipal Code:

Subdivision #:

Neighborhood:

Subdivision:

Elementary:

Folio#:

High:

R30-No Pool/No Water Style:

Garage: 2/Attached

Lot SF: 0.25

Appr Lot Size: Parking Desc: Covered Parking

Parking Restr:

Lot Desc: Less Than 1/4 Acre Lot

Waterfront: Water Access:

View: Water Frontage: None Pool Dim: Spa: No

Pool: No

Design/Desc: Detached/One Story

Construction: Concrete Block Construction, Concrete Block With Brick, Frame With Stucco

Roof Desc: Other Roof Ceramic Floor Floor:

Remarks

New Construction READY TO MOVE IN! Enjoy a home located in the best area of Lehigh Acres. Featuring 3 Remarks:

> bedrooms + study and 2 full bathrooms, impact windows, and porcelain floors throughout the house. The gourmet kitchen boasts state-of-the-art stainless steel appliances, including a modern refrigerator and an efficient dishwasher. The main and secondary bathrooms offer luxury amenities with high-quality finishes. The two-car garage and modern lighting system add convenience and style. The backyard is perfect for outdoor activities, with ample space to install a pool. The area provides a tranquil and family-friendly atmosphere, close to schools, parks,

and shops, with excellent connectivity to major transportation routes.

Driving Directions:

Broker Remarks: Submit all offers via MLS Offers

Rooms Dim Room Room <u>Dim</u> Room <u>Dim</u>

LivingRoom Den Kitchen ThirdBedroom SecondBedroom PrimaryBedroom

At Least 1 Bedroom Ground Level, Primary Bedroom Ground Level, Sitting Area - Primary Bedroom, Other **Bedroom Desc:**

Primary Bath: 2 Primary Bathrooms, Dual Sinks, Shower Only

Den/Library/Office, Family Room, Media Room, Other, Studio Apartment, Utility/Laundry In Garage, Utility Addition Rooms:

Room/Laundry

Dining Desc: Dining/Living Room, Eat-In Kitchen

ADA Compliant:

Additional Information

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Pet Fee Desc: Pets: Pet Fee:

Cable:

Pet Rstr: **Guest House:**

Ceiling Fans:

Interior Feat: First Floor Entry, Cooking Island, Other Interior Features, Split Bedroom, Volume Ceilings, Walk-In Closets Automatic Garage Door Opener, Dishwasher, Dryer, Electric Water Heater, Washer/Dryer Hook-Up, Icemaker, Equip/Appl:

Microwave, Refrigerator, Washer

Window Treat: Impact Glass

Exterior Feat: Exterior Lighting, High Impact Doors, Hurricane Shutters, Open Porch, Other, Patio, Room For Pool

Subd Info: Other Subdiv/Park Info

Restrictions: No Restrictions

Maint Incl:

Heating: Central Heat, Electric Heat Cooling: Central Cooling, Electric Cooling

Sprinkler:

Water: Other Sewer: Septic Tank

Equestrian: Storm Protect: **Green Energy:**

Financial Information

\$/SOH Value: Assumable: Assessed \$:

Total Mortg: 300,400 Terms: All Cash, Conventional, FHA

Type of Assoc: None Membership: **Application Fee:** Maint Fee: Land Lse Fee:

Maint Fee Incl:

Assoc Fee: Assoc Fee Pd: Flood Zone: ×ΑΕ 2023 Tax Amount: \$334 Tax Year: Owner Agent: No

Tax Info: Tax Reflects County Only Tax

Special Info:

Possession Info: Before Closing

Spec Assess: Mult Offers: **Bonus:**

Hardship Pkg: PACE:

Agent/Office Information

EXPP01 /EXP Realty LLC Office: Agent Ph: 786-823-4702 Agent: 3566359 /Mary Charrabe Ribera LLC Agt Ph 2: 786-823-4702 Ofc Addr: 10752 Deerwood Park Blvd #100 Office Fax: 941-315-8557

Jacksonville, FL 32256

Agent Email: MaryCharrabe@gmail.com Agent License: 3566359

Office Ph: 888-883-8509

CoAgt Email:

Owner Name: Blue point Kendall

Own Phone: Buy Agt Comp: 3% Trans Brk Comp: 2% NonRep Cmp: 0 **VAR Dual Rt:** AVM: Blogging: Nο Nο Nο

Addrs on Inet: **Contingencies:** OK to Advertise: Yes - Attribution NOT Required Yes

No

Realtor to Upload Images 1-99 **Photo Instr:** Joint Agcy:

Exclusive Right to Sell/Rent List Type: Occupancy: Vacant

Show Instr: Appointment Only, Call Listing Agent

List Date: Stat Change Dt: 06/07/2024 Prev LP: \$368,000 **Expire Date:** Orig LP: \$368,000

Internet: Pending Dt: DOM: 38 Yes Closing Dt: **Expct Cise Dt:** Withdrn Dt:

Intrnt URL: Intrnt Rmrks: Nothing to remark.

A-Miami Association of REALTORS **Board:**

Prepared By: Fatima Briouel Date Printed: 07/13/2024 05:04 PM

* Flood Insurance is Required *

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