7/13/24, 5:06 PM Matrix

🏠 Listing



Single Family 1054 Fayette Ave

LEHIGH ACRES, FL 33974

A11531991 List Price: \$349,996 ML#:

Rng Price:

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

Listing Brkr: GILR01 / Gilvan Realty Corp

County: Lee County

Area: 5940 Florida Other Auction: No

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

Legal: LEHIGH ACRES UNIT 9 BLK 26 PB 20 PG 46 LOT 28

Furnished: **Bedrooms:** 3

Baths: 2

Convert Bed:

SqFt (Liv): 1,685

Tot SqFt: 2,278

SqFt (Adj):

Bld Ar/Src: Year Built:

2024/New Construction

Virtual Tour: Click Here

Recent: 07/03/2024: DECR: \$359,900->\$349,996

LIHIGH ACRES

10430518

45

12

Location Information

Parcel #: 0280 **Model Name:** Town/Range: Section: 21 27 Map Coord: Zoning: RS-1

Development:

Middle:

General Information

Type Property: Single Front Exposure: East HOPA: No HOPA

SS Addend: For Lease: For Lease MLS#: No

Boat Services:

Folio#:

High:

Municipal Code:

Subdivision #:

Neighborhood:

Subdivision:

Elementary:

R30-No Pool/No Water Style:

Garage: 2/Attached Carport:

Appr Lot Size: Lot SF: 9.536 **Parking Desc:** Covered Parking, Driveway

Parking Restr:

Lot Desc: Less Than 1/4 Acre Lot

Waterfront:

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

Pool: No

Attached/Modern/Contemporary Design/Desc: Construction: Concrete Block Construction

Roof Desc: Shingle Roof

Carpeted Floors, Tile Floors Floor:

Remarks

Remarks Remarks: Welcome to this spectacular NEW CONSTRUCTION home, built in 2024! These three bedrooms Remarks:

> plus den/office home features quartz countertops, high-end stainless-steel appliances, Full laundry area and a spacious, modern floor plan designed for families. Enjoy the convenience of a large master bedroom and bathroom, plus two additional bedrooms for the kids. THE PROPERTY WILL HAVE AN INCENTIVE FOR CLOSING COST, Come see this beautiful home today and experience the luxury of modern living! FHA/VA WELCOME.

PLEASE CALL/TEXT AGENT. EASY TO SHOW. Please send all offers with POF or Pre-approval letter

Driving Directions:

Broker Remarks: Submit all offers via MLS Offers Submit all offers via MLS Offers

Rooms

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

Primary Bath: Addition Rooms:

Den/Library/Office Dining/Living Room

Dining Desc: ADA Compliant:

Additional Information

Pets: Yes Pet Fee: Pet Fee Desc:

Pet Rstr: None Cable:

Guest House: # Ceiling Fans:

Interior Feat: First Floor Entry, Cooking Island 7/13/24, 5:06 PM Matrix

Equip/Appl: Automatic Garage Door Opener, Circuit Breaker, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave,

Refrigerator, Smoke Detector, Washer

Window Treat: High Impact Windows

Exterior Feat: Open Porch **Subd Info:** Paved Road, Public Road

Restrictions: No Restrictions

Maint Incl:

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

Sprinkler:

Water: Well Water Sewer: Septic Tank

Equestrian: Storm Protect: Green Energy:

Financial Information

\$/SOH Value: Assumable:

Assessed \$: Terms: Conventional, FHA, Va

Total Mortg: Type of Assoc: None Membership:

Maint Fee: Land Lse Fee: Maint Fee Incl:

No

Flood Zone:

Office Fax:

Own Phone:

Blogging:

Joint Agcy:

Occupancy:

NonRep Cmp:

OK to Advertise:

Owner Agent: No

1%

Yes

Vacant

Assoc Fee Pd: Assoc Fee: Tax Year: **Tax Amount:** \$350 2023

Tax Info: **New Construction**

Special Info:

Application Fee:

Possession Info: Funding

Mult Offers: Bonus: Spec Assess:

Hardship Pkg: PACE:

Agent/Office Information

Office: GILR01 / Gilvan Realty Corp Agent Ph: 786-230-4119 Agent: 3481531 /Julian Borrero Agt Ph 2: 786-230-4119

Ofc Addr: 5521 N University Dr Coral Springs, FL 33067

Agent Email: juboes1637@gmail.com Agent License: 3481531

Office Ph: 954-825-5722

CoAgt Email:

Owner Name: **Buy Agt Comp: 3%** Trans Brk Comp: 3% Yes

VAR Dual Rt: No AVM: Addrs on Inet: **Contingencies:** Yes

Photo Instr: Realtor to Upload Images 1-99 List Type: **Exclusive Agency**

Show Instr: Call Listing Agent, Lockbox-Call List Agent

List Date: Stat Change Dt: 06/19/2024 Prev LP: \$359,900 **Expire Date:** Orig LP: \$370,000 Pending Dt: DOM: 101 Internet: Yes

Withdrn Dt: Closing Dt: **Expct Clse Dt:**

Intrnt URL:

Intrnt Rmrks: Welcome to this Spectacular NEW CONSTRUCTION 2024 Enjoy this modern Spacious 3 bedroom + Den/Office.

Board: A-Miami Association of REALTORS

Prepared By: Fatima Briouel Date Printed: 07/13/2024 05:06 PM

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