



**Single Family**

2510 W 45st West

LEHIGH ACRES, FL 33971  
**ML#:** A11572281 **List Price:** \$349,000  
**Rng Price:**  
**LLP:**  
**Short Sale:** No **Status:** Active  
**Listing Brkr:** [LMCA01 /Lamarca & Co. 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 9 BLK.92 PB 15 PG 62 LOT 12  
**Furnished:**  
**Bedrooms:** 3 **Baths:** 2  
**Convert Bed:**  
**SqFt (Liv):** 1,606 **Tot SqFt:** 2,101  
**SqFt (Adj):**  
**Bld Ar/Src:**  
**Year Built:** 2024/New Construction  
**Virtual Tour:** [Click Here](#)

**Location Information**

**Folio#:** [1344260900092.0120](#) **Parcel #:** 26 **Model Name:**  
**Municipal Code:** 44 **Town/Range:** **Section:** 13  
**Subdivision #:** **Map Coord:** **Zoning:** RS 1  
**Subdivision:** Lehigh Acres **Development:**  
**Elementary:** **Middle:**  
**High:**  
**Neighborhood:**

**General Information**

**Type Property:** Single **Front Exposure:** West **HOPA:** No HOPA  
**For Lease:** No **For Lease MLS#:** **SS Addend:**  
**Boat Services:**  
**Style:** R30-No Pool/No Water  
**Garage:** 2/Detached **Appr Lot Size:** 10250 **Carport:**  
**Lot SF:** **Parking Desc:** Additional Spaces Available, Driveway  
**Parking Restr:** **Lot Desc:** Less Than 1/4 Acre Lot  
**Waterfront:** No  
**Water Access:**  
**Water Frontage:** **View:** Garden View  
**Pool Dim:** **Spa:**  
**Pool:** No  
**Design/Desc:** Detached/One Story  
**Construction:** Concrete Block Construction, Elevated Construction, Stucco Exterior Construction  
**Roof Desc:** Shingle Roof  
**Floor:** Ceramic Floor

**Remarks**

**Remarks:** PRICE TO SELL. BRAND NEW SINGLE FAMILY WITH 1.606 SQ FT LIVING AREA 2,101 SQFT CONSTRUCTION.. Master bedroom with spacious walk-in closet + 2 other bedrooms +DEN that can be used for office, exercise room, playroom, etc. 2 beautiful bathrooms. Covered garage, porcelain floors. High-impact doors and windows. Ready to move at the end of June 2024, This community provides a family-friendly atmosphere in an affordable Lee County living area surrounded by parks, libraries, mom-and-pop shops, and well-regarded local schools. Only 12 miles east of Fort Myers, Proximity to I-75 offers homeowners quick commutes to beaches along the coast and nearby cities across Southwest Florida where premier shopping centers, restaurants, and recreational activities await

**Driving Directions:**

**Broker Remarks:** [Submit all offers via MLS Offers](#) Please email all offers with proof of funds or a pre-approval letter This listing must be verified by the buyer/buyers. The listing agent and broker make no guarantees regarding the information provided in this listing. Lender Credits available.

**Rooms**

**Bedroom Desc:** At Least 1 Bedroom Ground Level, Entry Level, Primary Bedroom Ground Level  
**Primary Bath:**  
**Addition Rooms:** Den/Library/Office  
**Dining Desc:** Breakfast Area, Family/Dining Combination  
**ADA Compliant:**

**Additional Information**

**Pets:** Yes **Pet Fee:** **Pet Fee Desc:**  
**Pet Rstr:** None **Cable:**

**Guest House:**  
**# Ceiling Fans:**  
**Interior Feat:** First Floor Entry  
**Equip/Appl:** Automatic Garage Door Opener  
**Window Treat:**  
**Exterior Feat:** Exterior Lighting, Open Porch, Patio  
**Subd Info:** Street Lights  
**Restrictions:** No Restrictions  
**Maint Incl:**  
**Heating:** Central Heat, Electric Heat  
**Cooling:** Central Cooling  
**Sprinkler:**  
**Water:** Well Water **Sewer:** Septic Tank  
**Equestrian:**  
**Storm Protect:** Clear Impact Glass  
**Green Energy:** Appliances

**Financial Information**

<b>Assumable:</b>		<b>\$/SOH Value:</b>		<b>Assessed \$:</b>	
<b>Total Mortg:</b>		<b>Terms:</b>	All Cash, Conventional, FHA, Va	<b>Membership:</b>	No
<b>Type of Assoc:</b>	None	<b>Maint Fee:</b>		<b>Land Lse Fee:</b>	
<b>Application Fee:</b>		<b>Maint Fee Incl:</b>		<b>Flood Zone:</b>	
<b>Assoc Fee:</b>		<b>Assoc Fee Pd:</b>		<b>Owner Agent:</b>	No
<b>Tax Amount:</b>	\$85	<b>Tax Year:</b>	2023		
<b>Tax Info:</b>	New Construction				
<b>Special Info:</b>					
<b>Possession Info:</b>	Funding	<b>Spec Assess:</b>		<b>Mult Offers :</b>	
<b>Bonus:</b>		<b>PACE:</b>			
<b>Hardship Pkg:</b>					

**Agent/Office Information**

<b>Office:</b>	<a href="#">LMCA01 /Lamarca &amp; Co. Inc</a>	<b>Agent Ph:</b>	305-781-7034
<b>Agent:</b>	<a href="#">3385753 /Antonietta Lamarca</a>	<b>Agt Ph 2:</b>	305-781-7034
<b>Ofc Addr:</b>	275 Alhambra Circle Coral Gables, FL 33134	<b>Office Fax:</b>	
<b>Agent Email:</b>	<a href="mailto:lamarcaandco@gmail.com">lamarcaandco@gmail.com</a>	<b>Agent License:</b>	3385753
<b>Office Ph:</b>	305-781-7034	<b>Own Phone:</b>	
<b>CoAgt Email:</b>		<b>NonRep Comp:</b>	\$500
<b>Owner Name:</b>		<b>Blogging:</b>	No
<b>Buy Agt Comp:</b>	2%	<b>OK to Advertise:</b>	No
<b>VAR Dual Rt:</b>	No	<b>Joint Agcy:</b>	
<b>Addr on Inet:</b>	Yes	<b>Occupancy:</b>	Vacant
<b>Photo Instr:</b>	Realtor to Upload Images 1-99	<b>Prev LP:</b>	\$348,000
<b>List Type:</b>	Exclusive Right to Sell/Rent	<b>Orig LP:</b>	\$368,000
<b>Show Instr:</b>	Call Listing Agent, Showing Assist	<b>Internet:</b>	Yes
<b>List Date:</b>		<b>Withdrn Dt:</b>	
<b>Expire Date:</b>			
<b>Pending Dt:</b>			
<b>Closing Dt:</b>			
<b>Intrnt URL:</b>			
<b>Intrnt Rmrks:</b>	Very Easy to show!!!!!! We have on sale more than 13 houses in same Area		
<b>Board:</b>	A-Miami Association of REALTORS		

Prepared By: Fatima Briouel

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