

 Listing



**Single Family**  
[815 Albert Ave](#)  
 LEHIGH ACRES, FL 33971  
**ML#:** A11591521 **List Price:** \$348,000  
**Rng Price:**  
**LLP:**  
**Short Sale:** No **Status:** Active  
**Listing Brkr:** [KWFM01 /Keller Williams Realty Fort My](#) **REO:** No  
**County:** Lee County **Auction:** No  
**Area:** 5940 Florida Other  
**Geo Area:** Other Geographic Area (Out Of Area Only)  
**Legal:** LEHIGH ACRES UNIT 2 BLK 16 PB 26 PG 52 LOT 4  
**Furnished:** Unfurnished  
**Bedrooms:** 3 **Baths:** 2/0  
**Convert Bed:**  
**SqFt (Liv):** 1,430 **Tot SqFt:** 1,843  
**SqFt (Adj):** 1,430  
**Bld Ar/Src:**  
**Year Built:** 2001/Resale  
**Virtual Tour:** [Click Here](#)

**Location Information**

**Folio#:** [304426L202016.0040](#) **Parcel #:** 0 **Model Name:**  
**Municipal Code:** 0 **Town/Range:** 0 **Section:** 0  
**Subdivision #:** 0 **Map Coord:** **Zoning:** RES  
**Subdivision:** Lehigh Acres **Development:**  
**Elementary:**  
**High:**  
**Neighborhood:** **Middle:**

**General Information**

**Type Property:** Single **Front Exposure:** North **HOPA:** No HOPA  
**For Lease:** No **For Lease MLS#:** **SS Addend:** No  
**Boat Services:**  
**Style:** R30-No Pool/No Water  
**Garage:** 0 **Appr Lot Size:** 0.24 **Carport:** 0  
**Lot SF:**  
**Parking Desc:** Driveway  
**Parking Restr:**  
**Lot Desc:** 1/4 To Less Than 1/2 Acre Lot  
**Waterfront:** No  
**Water Access:**  
**Water Frontage:** **View:** Other View  
**Pool Dim:** **Spa:**  
**Pool:** No  
**Design/Desc:** Detached/One Story  
**Construction:** Stucco Exterior Construction  
**Roof Desc:** Shingle Roof  
**Floor:** Tile Floors

**Remarks**

**Remarks:** Charming single-family home in Lehigh Acres, featuring 3 beds & 2 baths. With tile floors throughout & cathedral ceilings in the living area, this home offers a bright & airy feel. The kitchen is equipped with stainless steel appliances, granite countertops, & an eat-in area, seamlessly opening to the living space & a sliding door leading to the enclosed patio/lanai and outdoor area. Enjoy an abundance of natural sunlight and a seamless floorplan. Recent updates include a new roof, new AC compressors, and a new water heater. The outdoor area features pavers, a lovely patio, and a shed, offering great potential for creating your outdoor oasis. Located near all that SWFL has to offer and with no HOA fees, this home is a perfect blend of comfort and convenience.

**Driving Directions:** Please utilize GPS for the most accurate routing information and traffic predictions.

**Broker Remarks:** [Submit all offers via MLS Offers](#) Please submit all offers on an AS-IS contract with accompanying POF or pre-approval letter. Please direct all communications to Jack Nolan, 239-826-1694, jack.nolan@oldfloridadreamteam.com. \*\*Showings: 24 hours notice preferred. Book through ShowingTime. Owner occupied.

**Rooms**

**Bedroom Desc:** Entry Level  
**Primary Bath:** Shower Only  
**Addition Rooms:** Other  
**Dining Desc:**  
**ADA Compliant:**

**Additional Information**

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

**Pet Rstr:** None **Cable:** Yes  
**Guest House:**  
**# Ceiling Fans:**  
**Interior Feat:** First Floor Entry, Other Interior Features, Pantry  
**Equip/App:** Dishwasher, Disposal, Other Equipment/Appliances  
**Window Treat:**  
**Exterior Feat:** Exterior Lighting, Other, Patio, Shed  
**Subd Info:** No Subdiv/Park Info  
**Restrictions:** No Restrictions  
**Maint Incl:**  
**Heating:** Central Heat, Electric Heat  
**Cooling:** Ceiling Fans, Central Cooling  
**Sprinkler:**  
**Water:** Well Water **Sewer:** Septic Tank  
**Equestrian:**  
**Storm Protect:**  
**Green Energy:**

### Financial Information

**Assumable:** **\$/SOH Value:** **Assessed \$:**  
**Total Mortg:** **Terms:** All Cash, Conventional, FHA, Va  
**Type of Assoc:** None **Membership:** No  
**Application Fee:** **Maint Fee:** **Land Lse Fee:**  
**Assoc Fee:** **Maint Fee Incl:**  
**Tax Amount:** \$1,119 **Assoc Fee Pd:**  
**Tax Info:** Tax Reflects City & County Tax **Tax Year:** 2023 **Flood Zone:** AE  
**Special Info:** As Is **Owner Agent:** No  
**Possession Info:** At Closing  
**Bonus:** No **Spec Assess:** **Mult Offers :** Yes  
**Hardship Pkg:** **PACE:**

### Agent/Office Information

**Office:** [KWFM01 /Keller Williams Realty Fort My](#) **Agent Ph:** 239-470-1395  
**Agent:** [3340237 /Erin Harrel](#) **Agt Ph 2:** 239-470-1395  
**Ofc Addr:** 12840 University Dr **Office Fax:** 239-208-7190  
Fort Myers, FL 33907  
**Agent Email:** [erin.harrel@oldfloridadreamteam.com](mailto:erin.harrel@oldfloridadreamteam.com) **Agent License:** 3340237  
**Office Ph:** 239-236-4350  
**CoAgt Email:**  
**Owner Name:**  
**Buy Agt Comp:** 2.5% **Trans Brk Comp:** 2.5% **Own Phone:**  
**VAR Dual Rt:** Yes **AVM:** No **NonRep Cmp:**  
**Adrs on Inet:** Yes **Contingencies:** **Blogging:** No  
**Photo Instr:** Realtor to Upload Images 1-99 **OK to Advertise:** No  
**List Type:** Exclusive Right to Sell/Rent **Joint Agcy:** Yes  
**Show Instr:** Appointment Only, Other Showing Instruction, See Broker Remarks **Occupancy:** Owner Occupied  
**List Date:** **Stat Change Dt:** 05/21/2024 **Prev LP:**  
**Expire Date:** **DOM:** 57 **Orig LP:** \$348,000  
**Pending Dt:** **Expct Clse Dt:** **Internet:** Yes  
**Closing Dt:** **Withdrn Dt:**  
**Intrnt URL:** <https://tours.simplesolutionsforlistings.com/2244435?idx=1>  
**Intrnt Rmrks:** Discover this charming single-family home in Lehigh Acres, featuring 3 bedrooms and 2 bathrooms.  
**Board:** A-Miami Association of REALTORS

Prepared By: Fatima Briouel

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\* Flood Insurance is Required \*

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