Matrix

🏫 Listing									
			Single Family	4					
side of the			606 Lincoln Blve LEHIGH ACRES						
	Ne contraction of the second sec		ML#:	A11599126		List Price:	\$390,000		
The set	SUE.		Rng Price:			Charles			
			LLP: Short Sale:	No		Status: REO:	Active No		
		-	Listing Brkr:	LPTR01 /LPT	Realty	RLU.	NO		
A11599126 © Martini MLS® 2023		19: COM	County:	Lee County					
	- sin	- HANNER	Area:	5940 Florida			Auction: No		
	And the second se		Geo Area: Legal:		aphic Area (Out) 5 PG 46 LOT 1 + E 1/2		
	CALL ST &		Legal		2196 PG 1779		0 PG 40 LOT 1 + L 1/2		
and the second state of a state of the	and the second s		Furnished:						
	Countries of Westman States		Bedrooms:	3		Baths:	2		
A THE R. LANSA MARK	A STATE OF THE PARTY OF		Convert Bed:	1 6 1 5		Tot SaEti	2 047		
のできったというないである。			SqFt (Liv): SqFt (Adj):	1,615		Tot SqFt:	2,047		
			Bld Ar/Src:						
			Year Built:	2022/Effectiv	/e Year Built				
			Virtual Tour:	Click Here					
	2244271444277		Location Inf						
Folio#: Municipal Code:	<u>324427L114058.0010</u>		Parcel #: Town/Range:	0010 44		odel Name: ection:	32		
Subdivision #:			Map Coord:		-	oning:	58		
Subdivision:	leeland height		Development:						
Elementary:			Middle:						
High: Neighborhood:									
			General Info	ormation -					
Type Property:	Single	Front	Exposure: We		HOPA:	Unverified			
For Lease:	No	For L	ease MLS#:		SS Addend:				
Boat Services: Style:	R30-No Pool/No Water								
Garage:	2				Carport:				
Lot SF:	_	Appr	Lot Size: 0.3	51					
Parking Desc:	Rv/Boat Parking								
Parking Restr: Lot Desc:	1/2 To Less Than 3/4 Acre	lot							
Waterfront:	No								
Water Access:									
Water Frontage:		View	: Nor	ne					
Pool Dim: Pool:	No	Spa:							
Design/Desc:	Attached/One Story								
Construction:	CBS Construction								
Roof Desc:	Shingle Roof								
Floor:	Tile Floors		Domo	ula a					
Remarks:	Charming Home in Lee	land He	eights Subdivision	-	eautifully renov	vated 3-bedro	om 2-bathroom home		
Kemarkor	Charming Home in Leeland Heights Subdivision Discover this beautifully renovated 3-bedroom, 2-bathroom home . \$5,000 SELLER CREDIT AT CLOSING The property boasts an oversized corner lot built in 2022. Inside, A raised								
	tray ceiling you'll find wood plank porcelain floors throughout, adding a touch of sophistication to each room. Open								
	concept provides the b								
	cabinets, granite count sliding door, providing					patio through	i an impact-resistant		
Driving Direction		aongne			, en ene genn				
Broker Remarks:		C Offer	c Tonant occupied	toxt licting an	ont to cohodula	showing			
Broker Kemarks:	<u>Submit all offers via Ml</u>	_S Offer	Roon	5 5		showing			
Bedroom Desc:	At Least 1 Bedroom Ground Level								
Primary Bath:									
Addition Rooms: Dining Desc:	Family Room								
ADA Compliant:									
			Additional In	formation					
Pets: Pet Rstr:			Pet Fee: Cable:		Pet Fee Des	C:			
Guest House:			cable.						
# Ceiling Fans:									

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Interior Feat: Equip/Appl:	First Floor Entry Electric Water Heater, Washer/Dryer Hook-Up, Electric Range, Refrigerator										
Window Treat: Exterior Feat: Subd Info: Restrictions: Maint Incl:	High Impact Doors Additional Amenities No Restrictions										
Heating: Cooling: Sprinkler:	Electric Heat Electric Cooling										
Water: Equestrian: Storm Protect: Green Energy:	Well Water	Sewer: Sep	otic Tank								
Financial Information											
Assumable:		\$/SOH Value:		Assessed \$:							
Total Mortg:		Terms:	All Cash, Conventional,	FHA							
Type of Assoc:	None			Membership:	No						
Application Fee:		Maint Fee: Maint Fee Incl	:	Land Lse Fee:							
Assoc Fee:		Assoc Fee Pd:		Flood Zone:							
Tax Amount: Tax Info: Special Info:	\$3,504 Tax Reflects City & County Tax	Tax Year:	2023	Owner Agent:	No						
Decession Infor	Eunding										

Matrix

Possession Info: Funding Mult Offers : Bonus: Spec Assess: Hardship Pkg: PACE: Agent/Office Information Office: LPTR01 /LPT Realty 305-305-8906 Agent Ph: Agent: 3438333 /Ramiro Tato Agt Ph 2: 305-305-8906 Ofc Addr: 1400 South International Parkw Office Fax: Lake Mary, FL 32746 Agent Email: Ramiro@listwithramiro.com Agent License: 3438333 Office Ph: 877-366-2213 CoAgt Email: Owner Name: **Own Phone:** Buy Agt Comp: 2% Trans Brk Comp: 2% NonRep Cmp: 0% AVM: VAR Dual Rt: No No Blogging: Yes Addrs on Inet: Yes **Contingencies:** OK to Advertise: Yes - Attribution Required Photo Instr: Realtor to Upload Images 1-99 Joint Agcy: List Type: **Exclusive Agency Occupancy:** Tenant Occupied Show Instr: Call Listing Agent List Date: Stat Change Dt: 06/05/2024 Prev LP: Expire Date: Orig LP: \$390,000 DOM: Internet: Pending Dt: 38 Yes **Closing Dt: Expct Clse Dt:** Withdrn Dt: Intrnt URL: Intrnt Rmrks: Charming Home in Leeland Heights Subdivision Discover this beautifully renovated 3-bedroom, 2-bathroom home . The property boasts an oversized lot A-Miami Association of REALTORS Board:

Prepared By: Fatima Briouel

Date Printed: 07/13/2024 04:49 PM

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