



Single Family
[731 Manuel St E](#)

LEHIGH ACRES, FL 33974
ML#: A11539635
Rng Price:
LLP:
Short Sale: No
Listing Brkr: [UNGR16 /United Realty Group Inc.](#)
County: Lee County
Area: 5940 Florida Other **Auction:** No
Geo Area: Other Geographic Area (Out Of Area Only)
Legal: LEHIGH ACRES UNIT 9 BLK 52 PB 18 PG 79 LOT 14
Furnished: Unfurnished
Bedrooms: 3 **Baths:** 2
Convert Bed:
SqFt (Liv): 1,714 **Tot SqFt:** 2,417
SqFt (Adj):
Bld Ar/Src:
Year Built: 2024/New Construction
Virtual Tour: [Click Here](#)

Location Information

Folio#: [224527L409052.0140](#)
Municipal Code:
Subdivision #:
Subdivision: LEHIGH ACRES
Elementary:
High:
Neighborhood:
Parcel #: 14
Town/Range:
Map Coord:
Development:
Middle:
Model Name:
Section:
Zoning: RS-1

General Information

Type Property: Single
For Lease: No
Boat Services:
Style: R30-No Pool/No Water
Garage: 2/Attached
Lot SF: 12,053
Parking Desc: Covered Parking, Driveway, Pavers, Street Parking
Parking Restr:
Lot Desc: 1/4 To Less Than 1/2 Acre Lot
Waterfront: No
Water Access:
Water Frontage:
Pool Dim:
Pool: No
Design/Desc: Detached/One Story
Construction: CBS Construction
Roof Desc: Shingle Roof
Floor: Ceramic Floor
Front Exposure: South
For Lease MLS#:
HOPA: No HOPA
SS Addend:
Carport:
Appr Lot Size: 73x124x89x131
View: None
Spa:

Remarks

Remarks: Indulge in modern luxury with this 2024-built 2,417 sqft residence with 3 Bedrooms + Den and 2 bathrooms, nestled on a spacious 12,000 sqft corner lot. Experience the airy ambiance with lofty ceilings, LED lighting, beautiful 48x24 porcelain tiles on a 3500 PSI concrete foundation. The designer kitchen boasts quartz countertops, stainless steel appliances, and soft-close cabinets. Comfortable Den with nice view and French doors. Relax in the master suite with his and her walk-in closets. Hurricane windows, a 2-car garage, and a 3.5-ton A/C ensure comfort and security. No association fees, very easy access from AGB Blvd. Schedule your showing today and embrace contemporary living at its finest! Seller is willing to contribute with closing costs.

Driving Directions: Head north on Alexander Graham Bell Blvd/Bell Blvd toward FL-82 W, turn left onto Jaguar Blvd, turn left onto Bahama Ave S, Turn right at the 1st cross street onto Manuel St E. Destination will be on the right.

Broker Remarks: [Submit all offers via MLS Offers](#) Call/Text Carolina Sanabria 954-702-3107 for showings. Send offers to Carolina@TheSasaTeam.com with proof of funds or pre-approval letter. Seller is willing to contribute with closing costs.

Rooms

Bedroom Desc: At Least 1 Bedroom Ground Level, Entry Level, Primary Bath Shower
Primary Bath: Dual Sinks
Addition Rooms: Den/Library/Office
Dining Desc: Eat-In Kitchen, Kitchen Dining
ADA Compliant:

Additional Information

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

Pet Rstr: None **Cable:**

Guest House:

Ceiling Fans:

Interior Feat: First Floor Entry, Custom Mirrors, French Doors, Pantry, Vaulted Ceilings, Walk-In Closets

Equip/App: Automatic Garage Door Opener, Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator, Washer

Window Treat:

Exterior Feat: Open Porch

Subd Info: No Subdiv/Park Info

Restrictions: No Restrictions

Maint Incl:

Heating: Central Heat

Cooling: 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 **Membership:** No

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

Application Fee: **Maint Fee Incl:**

Assoc Fee: **Assoc Fee Pd:** **Flood Zone:**

Tax Amount: \$353 **Tax Year:** 2023 **Owner Agent:** No

Tax Info: Tax Reflects City & County Tax

Special Info:

Possession Info: Funding

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

Hardship Pkg: **PACE:**

Agent/Office Information

Office: [UNGR16 /United Realty Group Inc.](#) **Agent Ph:** 954-702-3107

Agent: [3333948 /Carolina Sanabria](#) **Agt Ph 2:** 954-702-3107

Ofc Addr: 15951 SW 41 Street, Ste. 700 **Office Fax:**

Weston, FL 33331

Agent Email: carolina@thesasateam.com **Agent License:** 3333948

Office Ph: 954-888-6311

CoAgt Email:

Owner Name:

Buy Agt Comp: 2.5% **Trans Brk Comp:** 2.5% **Own Phone:**

VAR Dual Rt: No **AVM:** Yes **NonRep Cmp:** \$500

Adrrs on Inet: Yes **Contingencies:** No Contingencies **Blogging:** Yes

Photo Instr: Realtor to Upload Images 1-99 **OK to Advertise:**

List Type: Exclusive Right to Sell/Rent **Joint Agcy:**

Show Instr: Lockbox-Call List Agent **Occupancy:** Call Listing Agent

List Date: 02/01/2024 **Stat Change Dt:** 06/27/2024 **Prev LP:** \$387,900

Expire Date: 07/31/2024 **DOM:** 114 **Orig LP:** \$392,500

Pending Dt: 05/25/2024 **Expct Clse Dt:** 06/28/2024 **Internet:** Yes

Closing Dt: 06/27/2024 **Withdrn Dt:**

Intrnt URL:

Intrnt Rmrks: Beautiful corner house with 3/2 +Den, SS appliances, tile throughout, a lot of light.

Board: A-Miami Association of REALTORS

Sold Information

Selling Office: [EXPP01 /EXP Realty LLC](#) **Selling Office Phone:** 888-883-8509

Selling Agent: [0654910 /Judy Palladino](#) **Selling Agent Phone:** 305-290-0303

Selling Agt Lic: 0654910 **Sale Price:** \$379,000

Sell \$ Per SqFt: \$221.12 **Sell \$ Per Acre:**

Sold Finance: Fha

Seller Contrb: Yes/\$10,000

Prepared By: Fatima Briouel

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