

**Single Family****813 Poinsettia Ave**

LEHIGH ACRES, FL 33972

ML#: A11568848**Rng Price:****LLP:****Short Sale:** No**Listing Brkr:** [LPT01 /LPT Realty](#)**County:** Lee County**Area:** 5940 Florida Other**Geo Area:** Other Geographic Area (Out Of Area Only)**Legal:** LEHIGH ACRES UNIT 3 BLK.10 DB 252 PG 461 LOT 19**Furnished:** Unfurnished**Bedrooms:** 4**Convert Bed:****SqFt (Liv):** 2,068**SqFt (Adj):****Bld Ar/Src:****Year Built:** 2024/Under Construction**Virtual Tour:** [Click Here](#)**List Price:** \$425,000**Sold Price:** \$425,000**Status:** Closed**REO:** No**Auction:** No**Baths:** 3**Tot SqFt:****Location Information****Folio#:** [20 44 27 03 00010 0190](#)**Municipal Code:** 20**Subdivision #:** 3**Subdivision:** LEHIGH ACRES**Elementary:****High:****Neighborhood:** LEHIGH ACRES**Parcel #:** 0190**Town/Range:** 44**Map Coord:****Development:****Middle:****Model Name:****Section:** 20**Zoning:** RS-1**General Information****Type Property:** Single**For Lease:** No**Boat Services:****Style:** R30-No Pool/No Water**Garage:** 2/Attached**Lot SF:** 21,780**Parking Desc:** Driveway, Other Parking, Slab/Strip**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:** Concrete Block Construction, New Construction, Under Construction**Roof Desc:** Shingle Roof**Floor:** Tile Floors**Front Exposure:** East**For Lease MLS#:****Appr Lot Size:** 0.5 acres**View:** None**Spa:****HOPA:** No HOPA**SS Addend:****Carport:****Remarks****Remarks:**

Step into luxury with this exquisite 4-bedroom 2-bath residence, complemented by a flexible den/study for your work-from-home needs or creative pursuits. Soaring 9'4" high ceilings amplify the sense of space within an already generous open floor plan, while a suite of premium upgrades including quartz countertops, sleek soft-close cabinetry, and elegant tile flooring set the stage for sophisticated living. The kitchen, a chef's dream, is equipped with top-of-the-line appliances. Ensuring peace of mind, the home is fortified with impact-resistant windows and doors. Enjoy added financial ease with a 1-year warranty and \$10,000 contributed towards closing costs by the seller. Please note, photos represent a model of the same design.

Driving Directions: I-75 S EXIT 138 TO SR-82 ML KING JR BLVD TOWARD FT MYERS IMMOKALEE, TURN LEFT ONTO DR MARTIN LUTHER KING JR BLVD, LEFT ON LEE BLVD, LEFT ONTO WILLIAMS AVE, RIGHT ONTO W EIGHT ST, LEFT ONTO POINSETTIA AVE. PROPERTY ON LEFT HAND SIDE

Broker Remarks: Property is currently under construction with a completion timeframe of June 2024. Photos seen here are from a similar model on a small lot. For further inquiries call or text listing agent. Seller providing a total of \$10,000 towards buyers closing costs, prepaids or to buy down points.

Rooms**Bedroom Desc:** Entry Level, Primary Bath Shower**Primary Bath:****Addition Rooms:** Den/Library/Office, Family Room, Utility Room/Laundry**Dining Desc:****ADA Compliant:****Additional Information**

Pets:		Pet Fee:		Pet Fee Desc:
Pet Rstr:		Cable:		
Guest House:				
# Ceiling Fans:				
Interior Feat:	First Floor Entry, Other Interior Features, Split Bedroom, Volume Ceilings, Walk-In Closets			
Equip/App'l:	Automatic Garage Door Opener, Circuit Breaker, Dishwasher, Disposal, Electric Water Heater, Washer/Dryer Hook-Up, Microwave, Electric Range, Refrigerator, Smoke Detector			
Window Treat:				
Exterior Feat:	Exterior Lighting, High Impact Doors, Patio, Room For Pool			
Subd Info:	No Subdiv/Park Info			
Restrictions:	Ok To Lease			
Maint Incl:				
Heating:	Central Heat, Electric Heat			
Cooling:	Ceiling Fans, Central Cooling, Electric Cooling			
Sprinkler:				
Water:	Well Water	Sewer:	Septic Tank	
Equestrian:				
Storm Protect:	Complete Impact Glass, High Impact Door			
Green Energy:				

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:
Total Mortg:		Terms:	All Cash, Conventional, FHA, Va	
Type of Assoc:	None	Maint Fee:		Membership: No
Application Fee:		Maint Fee Incl:		Land Lse Fee:
Assoc Fee:		Assoc Fee Pd:		Flood Zone:
Tax Amount:	\$377	Tax Year:	2023	Owner Agent: No
Tax Info:	New Construction			
Special Info:	Home Warranty, Survey Available			
Possession Info:	Funding			
Bonus:		Spec Assess:		Mult Offers :
Hardship Pkg:		PACE:		

Agent/Office Information

Office:	LPTR01 /LPT Realty		Agent Ph:	786-859-2971
Agent:	3064726 /Odette Soler		Agt Ph 2:	786-859-2971
Ofc Addr:	1400 South International Parkw Lake Mary, FL 32746		Office Fax:	
Agent Email:	odette@RealtorOdetteSoler.com		Agent License:	3064726
Office Ph:	877-366-2213		CoOfc Ph:	877-366-2213
CoOffice:	LPTR01 /LPT Realty		CoAgt Ph:	305-505-8530
CoAgent:	3415617 /Libia Perez		CoAgent Lic:	3415617
CoAgt Fax:			Own Phone:	
CoAgt Email:	libbyperez@gmail.com		NonRep Cmp:	0
Owner Name:		Trans Brk Comp:	2.5%	Blogging:
Buy Agt Comp:	2.5%	AVM:	No	Yes
VAR Dual Rt:	No	Contingencies:	Other	OK to Advertise:
Addr on Inet:	Yes			No
Photo Instr:	Realtor to Upload Images 1-99			
List Type:	Exclusive Right to Sell/Rent			
Show Instr:	24 Hour Notice, Model Call Listing Office			
List Date:	04/11/2024	Stat Change Dt:	06/19/2024	Prev LP:
Expire Date:	04/10/2025	DOM:	12	Orig LP:
Pending Dt:	04/23/2024	Expct Clse Dt:	06/21/2024	Internet:
Closing Dt:	06/18/2024			Yes
Intrnt URL:				Withdrn Dt:
Intrnt Rmrks:	New Construction 4 bed / 2 bath home w/ versatile Den, High Ceilings, Impact Windows & Doors, many upgrades. Seller contribution total \$10k			
Board:	A-Miami Association of REALTORS			

Sold Information

Selling Office:	LPTR01 /LPT Realty	Selling Office Phone:	877-366-2213
Selling Agent:	3415617 /Libia Perez	Selling Agent Phone:	305-505-8530
Selling Agt Lic:	3415617	Sale Price:	\$425,000
Sell \$ Per SqFt:	\$205.51	Sell \$ Per Acre:	
Sold Finance:	Fha		
Seller Contrb:	Yes/\$10,000		

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