

 Listing



**Single Family**  
20735 N Copperhead Dr  
 LEHIGH ACRES, FL 33936  
**ML#:** A11537148 **List Price:** \$434,000  
**Rng Price:**  
**LLP:**  
**Short Sale:** No **Status:** Active  
**Listing Brkr:** [SSSR01 /Sellstate 5 Star Realty](#) **REO:** No  
**County:** Lee County **Auction:** No  
**Area:** 5940 Florida Other  
**Geo Area:** St Lucie County 7710; 7720; 7730; 7740; 7750  
**Legal:** COPPERHEAD PHASE 1 DESC IN PB 77 PGS 1-11 BLK 1 LOT 14  
**Furnished:** Unfurnished  
**Bedrooms:** 4 **Baths:** 3/0  
**Convert Bed:** No  
**SqFt (Liv):** 2,271 **Tot SqFt:** 3,038  
**SqFt (Adj):** 0  
**Bld Ar/Src:** /Appraisal  
**Year Built:** 2023/Resale  
**Virtual Tour:** [Click Here](#)

Recent: **07/12/2024 : Back On Market : PS->A**

**Location Information**

**Folio#:** [10486329](#) **Parcel #:** 1048 **Model Name:** Tivoli  
**Municipal Code:** **Town/Range:** 45 **Section:** 6  
**Subdivision #:** **Map Coord:** **Zoning:** MPD  
**Subdivision:** Ibis Landing **Development:** Ibis Landing  
**Elementary:** **Middle:**  
**High:**  
**Neighborhood:**

**General Information**

**Type Property:** Single **Front Exposure:** South East **HOPA:** No HOPA  
**For Lease:** No **For Lease MLS#:** **SS Addend:** No  
**Boat Services:** **Appr Lot Size:** **Carport:** 0  
**Style:** R30-No Pool/No Water  
**Garage:** 3/Attached  
**Lot SF:** **Parking Desc:** Driveway, Slab/Strip  
**Parking Restr:** No Rv/Boats, No Trucks/Trailers  
**Lot Desc:** 1/4 To Less Than 1/2 Acre Lot  
**Waterfront:** No  
**Water Access:** None  
**Water Frontage:** **View:** None  
**Pool Dim:** **Spa:** No  
**Pool:** No  
**Design/Desc:** Attached/One Story, Ranch  
**Construction:** Concrete Block Construction  
**Roof Desc:** Shingle Roof  
**Floor:** Carpeted Floors, Ceramic Floor

**Remarks**

**Remarks:** MOTIVATED SELLER - MAKE AN OFFER!! Welcome to this immaculate and very well maintained contemporary four bedroom/three full bath including an expansive Owner's suite and huge walk-in closet! This Tivoli model offers over 2,250 SqFt of living space and the largest lot at Ibis Landing. Open kitchen boasts an inviting breakfast nook, island, quartz countertops, plus a separate formal dining area. Upgrades galore: New stainless steel refrigerator (w French doors & 5 yr extended warranty), new dishwasher (3 drawers), new range (w convection oven & air fryer), and all new contemporary light fixtures/ceiling fans throughout. New top-of-the-line washer/dryer (w steam feature) and water softener. fresh epoxy floor in the 3 car garage, new leaf filter gutters and beautiful landscaping.

**Driving Directions:** From Homestead Rd N, turn right onto Beth Stacey Blvd, and turn right onto Copperhead Dr. 20735 Copperhead Dr is on the right.

**Broker Remarks:** [Submit all offers via MLS Offers](#) LISTING AGENT IS CHAD ANDERSON (239)284-6777. Please call to schedule all showings. Two hour notice. \$2,000 BONUS TO SELLING AGENT IF UNDER CONTRACT BEFORE 7/30/2024!! Chad Anderson (239)284-6777. Please send all offers to chadandersonrealtor@gmail.com. Capital Contribution fee is \$3,250 (one time). CDD is \$2,100/year. Golf package included in HOA fees. All information deemed to be reliable but should be independently verified by the Buyers and/or Buyer's Agent.

**Rooms**

**Bedroom Desc:** At Least 1 Bedroom Ground Level, Entry Level, Primary Bath Shower, Primary Bedroom Ground Level  
**Primary Bath:** Dual Sinks, Shower Only  
**Addition Rooms:** Family Room, Great Room, Utility Room/Laundry  
**Dining Desc:** Breakfast Area, Dining/Living Room, Eat-In Kitchen, Formal Dining  
**ADA Compliant:**

**Additional Information**

<b>Pets:</b>	Yes	<b>Pet Fee:</b>		<b>Pet Fee Desc:</b>	
<b>Pet Rstr:</b>	Restrictions Or Possible Restrictions	<b>Cable:</b>	No		
<b>Guest House:</b>					
<b># Ceiling Fans:</b>					
<b>Interior Feat:</b>	First Floor Entry, Pantry, Split Bedroom, 3 Bedroom Split, Walk-In Closets				
<b>Equip/App'l:</b>	Automatic Garage Door Opener, Circuit Breaker, Dishwasher, Disposal, Dryer, Electric Water Heater, Washer/Dryer Hook-Up, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Smoke Detector, Washer, Water Softener/Filter Owned				
<b>Window Treat:</b>	High Impact Windows, Single Hung Metal, Sliding				
<b>Exterior Feat:</b>	High Impact Doors, Patio, Room For Pool				
<b>Subd Info:</b>	Additional Amenities, Clubhouse, Exercise Room, Golf Course Community, Maintained Community, Management On Site, Mandatory Hoa, Paved Road, Pickleball, Private Roads, Sidewalks, Spa/Hot Tub, Street Lights, Subdivision Restrictions, Underground Utilities				
<b>Restrictions:</b>	Assoc Approval Required, OK To Lease				
<b>Maint Incl:</b>	Maintenance Incl Bldg Exterior, Maintenance Incl Common Area, Maintenance Incl Insurance, Maintenance Incl Lawn/Lndscp Care, Maintenance Incl Rec Facilities				
<b>Heating:</b>	Central Heat, Electric Heat				
<b>Cooling:</b>	Ceiling Fans, Electric Cooling				
<b>Sprinkler:</b>	Auto Sprinkler				
<b>Water:</b>	Municipal Water	<b>Sewer:</b>	Municipal Sewer		
<b>Equestrian:</b>					
<b>Storm Protect:</b>	Clear Impact Glass, High Impact Door				
<b>Green Energy:</b>					

**Financial Information**

<b>Assumable:</b>	No	<b>\$/SOH Value:</b>		<b>Assessed \$:</b>	
<b>Total Mortg:</b>		<b>Terms:</b>	All Cash, Conventional, FHA, FHA-Va Approved	<b>Membership:</b>	No
<b>Type of Assoc:</b>	Homeowners	<b>Maint Fee:</b>		<b>Land Lse Fee:</b>	
<b>Application Fee:</b>		<b>Maint Fee Incl:</b>	Lawn Mowing, Recreation Facilities, Street Lighting, Street Maintenance	<b>Flood Zone:</b>	
<b>Assoc Fee:</b>	\$474	<b>Assoc Fee Pd:</b>	Monthly	<b>Owner Agent:</b>	No
<b>Tax Amount:</b>	\$1,106	<b>Tax Year:</b>	2023		
<b>Tax Info:</b>	Tax Reflects County Only Tax, Tax Reflects Homestead Tax				
<b>Special Info:</b>	Deed Restrictions, Disclosure, Restriction On Pets				
<b>Possession Info:</b>	At Closing	<b>Spec Assess:</b>	No	<b>Mult Offers :</b>	Yes
<b>Bonus:</b>	No	<b>PACE:</b>	No		
<b>Hardship Pkg:</b>					

**Agent/Office Information**

<b>Office:</b>	<a href="#">SSSR01 /Sellstate 5 Star Realty</a>		<b>Agent Ph:</b>	239-634-1198	
<b>Agent:</b>	<a href="#">0701832 /Raul Leyva</a>		<b>Agt Ph 2:</b>	239-634-1198	
<b>Ofc Addr:</b>	1130 Lee Blvd Ste A Lehigh Acres, FL 33936		<b>Office Fax:</b>		
<b>Agent Email:</b>	<a href="mailto:RLEYVA1@GMAIL.COM">RLEYVA1@GMAIL.COM</a>		<b>Agent License:</b>	0701832	
<b>Office Ph:</b>	239-491-2430				
<b>CoAgt Email:</b>			<b>Own Phone:</b>		
<b>Owner Name:</b>	Craig LaBarge	<b>Trans Brk Comp:</b>	2.5%	<b>NonRep Cmp:</b>	1%
<b>Buy Agt Comp:</b>	2.5%	<b>AVM:</b>	Yes	<b>Blogging:</b>	Yes
<b>VAR Dual Rt:</b>	No	<b>Contingencies:</b>		<b>OK to Advertise:</b>	Yes - Attribution NOT Required
<b>Addr on Inet:</b>	Yes	<b>Photo Instr:</b>	Realtor to Upload Images 1-99	<b>Joint Agcy:</b>	No
<b>List Type:</b>	Exclusive Right to Sell/Rent	<b>Stat Change Dt:</b>	07/12/2024	<b>Occupancy:</b>	Owner Occupied
<b>Show Instr:</b>	Appointment Only, Elect Lockbox-Call List Agent, Pet On Premises,			<b>Prev LP:</b>	\$435,000
<b>List Date:</b>		<b>DOM:</b>	134	<b>Orig LP:</b>	\$450,000
<b>Expire Date:</b>		<b>Expct Clse Dt:</b>		<b>Internet:</b>	Yes
<b>Pending Dt:</b>				<b>Withdrn Dt:</b>	
<b>Closing Dt:</b>					
<b>Intrnt URL:</b>	<a href="https://www.zillow.com/view-idx/c5561076-c5b4-427d-9f4b-a3047c6da37f?setAttribution=mls&amp;wl=true&amp;init">https://www.zillow.com/view-idx/c5561076-c5b4-427d-9f4b-a3047c6da37f?setAttribution=mls&amp;wl=true&amp;init</a>				
<b>Intrnt Rmrks:</b>	Welcome to this immaculate and very well maintained contemporary four bedroom/three full bath!				
<b>Board:</b>	A-Miami Association of REALTORS				

Prepared By: Fatima Briouel

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