7/13/24, 7:29 PM Matrix

🏠 Listing



Single Family

552 Cottonwood Ave S LEHIGH ACRES, FL 33974

List Price: \$430,000 ML#: A11591301

Rng Price: LLP:

Active Status: **Short Sale:** REO: No Nο

Listing Brkr: OLDE01 /Olde Towne Inter'l Rity

County: Lee County

Area: 5940 Florida Other Auction: No

Other Geographic Area (Out Of Area Only) Geo Area:

Legal: LEHIGH ACRES

Furnished: **Bedrooms:** 4

Convert Bed:

Baths: 3

HOPA:

Carport:

SS Addend:

SqFt (Liv):

Tot SqFt: 1,628 2,269

SqFt (Adj):

Bld Ar/Src:

Year Built: 2024/Under Construction

Virtual Tour: Click Here

Location Information Folio#: 144527L1050280220

Municipal Code: 14

Subdivision #:

LEHIGH ACRES UNIT 5

Subdivision: **Elementary:**

High: Neighborhood: Parcel #: 22 Town/Range: 45 Map Coord:

Development: Middle:

Front Exposure:

For Lease MLS#:

Appr Lot Size:

View:

Spa:

Model Name:

No HOPA

Section: 14

SINGLE FAMILY Zoning:

General Information South

Type Property: Single

For Lease: **Boat Services:**

Style:

No

R30-No Pool/No Water

Garage:

Lot SF:

Parking Desc:

Parking Restr:

Lot Desc: Less Than 1/4 Acre Lot

Driveway

Waterfront:

Water Access:

Water Frontage: **Pool Dim:**

Pool: No Detached/One Story Design/Desc:

Construction: **CBS** Construction Roof Desc: Shingle Roof Floor: Ceramic Floor

Remarks

Rooms

None

CONSTRUCTION STARTING SOON. 4 BEDROOM 3 BATH + 2 CAR GARAGE. LOT SIZE 84 X 125 LOT. 13' FT. Remarks:

CEILINGS, IMPACT WINDOWS AND DOORS. WOOD KITCHEN CABINETS AND GRANITE COUNTER TOPS. ROOM

FOR POOL. PROPERTY SHOULD BE COMPLETED APPROX. OCTOBER 2024

Driving Directions:

Broker Remarks:

Entry Level

Bedroom Desc: Primary Bath:

Addition Rooms: Atrium, Utility Room/Laundry

Dining Desc: ADA Compliant:

Additional Information

Pet Fee: Pet Fee Desc:

Cable: Pet Rstr:

Guest House: # Ceiling Fans:

Pets:

Interior Feat: Split Bedroom

Equip/Appl: Circuit Breaker, Dishwasher, Washer/Dryer Hook-Up, Microwave, Electric Range, Refrigerator, Smoke Detector

Window Treat:

Exterior Feat: Exterior Lighting, High Impact Doors, Room For Pool 7/13/24, 7:29 PM Matrix

No Subdiv/Park Info Subd Info: **Restrictions:** No Restrictions Maint Incl:

Heating: Central Heat Cooling: Central Cooling

Sprinkler:

Water: Well Water Sewer: Septic Tank

Equestrian: **Storm Protect: Green Energy:**

Total Mortg:

Assoc Fee:

Financial Information

\$/SOH Value: **Assumable:**

Assessed \$: Terms: All Cash

Type of Assoc: **Application Fee:** Maint Fee:

Maint Fee Incl: Assoc Fee Pd:

Flood Zone: 2023 Tax Year: Owner Agent: No

Membership:

Land Lse Fee:

Agent License:

Occupancy:

No

0384350

Call Listing Agent

Tax Amount: Tax Info: New Construction

\$317 Special Info: Corporation Owned Property

None

Possession Info: Funding

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

Hardship Pkg: PACE:

Agent/Office Information

Office: Agent Ph: 305-785-4586 OLDE01 /Olde Towne Inter'l Rlty Agent: 0384350 /Jose Ortiz Agt Ph 2: 305-785-4586 16776 NW 12 COURT Ofc Addr: Office Fax: 800-594-1821

PEMBROKE PINES, FL 33028

Agent Email: OLDETOWNE@AOL.COM

Office Ph: 305-819-2979 CoOffice: CoOfc Ph: OLDE01 /Olde Towne Inter'l Rlty 305-819-2979 0509544 /Esther Ortiz CoAgent: CoAat Ph: 305-761-4476 CoAgt Fax: 800-594-1821 CoAgent Lic: 0509544

CoAgt Email: oldetowne@aol.com

Owner Name:

Own Phone: **Buy Agt Comp: 2.5%** Trans Brk Comp: 2.5% NonRep Cmp: 2.5% VAR Dual Rt: AVM: No No Blogging: Yes **Contingencies:** Addrs on Inet: Yes OK to Advertise: No Joint Agcv:

Photo Instr: Realtor to Upload Images 1-99

List Type: Exclusive Right to Sell/Rent

Show Instr: Appointment Only, Showing Assist **List Date:**

Stat Change Dt: 05/28/2024 Prev LP: **Expire Date:** Oria LP: \$430,000 Pending Dt: DOM: Internet: 54 Yes

Closing Dt: **Expct Clse Dt:** Withdrn Dt:

Intrnt URL:

CONSTRUCTION STARTING SOON. 4 BEDROOM 3 BATH + 2 CAR GARAGE. ROOM FOR POOL. PROPERTY SHOULD BE **Intrnt Rmrks:**

COMPLETED APPROX. OCTOBER 2024

Board: A-Miami Association of REALTORS

Prepared By: Fatima Briouel Date Printed: 07/13/2024 07:29 PM

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