



Single Family
[1055 Butler St E](#)

LEHIGH ACRES, FL 33974
ML#: A11585151 **List Price:** \$422,000
Rng Price:
LLP:
Short Sale: No **Status:** Active
Listing Brkr: [OGRE01 /Olea Group Real Estate & Const](#) **REO:** No
County: Lee County **Auction:** No
Area: 5940 Florida Other
Geo Area: Other Geographic Area (Out Of Area Only)
Legal: LEHIGH ACRES UNIT 4 BLK 18 PB 15 PG 153 LOT 4
Furnished:
Bedrooms: 4 **Baths:** 3
Convert Bed:
SqFt (Liv): 1,916 **Tot SqFt:** 2,648
SqFt (Adj):
Bld Ar/Src:
Year Built: 2024/New Construction
Virtual Tour: [Click Here](#)

Location Information

Folio#: 114527L204018.0040	Parcel #: 0040	Model Name:
Municipal Code: 0	Town/Range: 27	Section: 11
Subdivision #: 0	Map Coord:	Zoning: Unincorporated
Subdivision: Lehigh Acres	Development:	
Elementary:	Middle:	
High:		
Neighborhood:		

General Information

Type Property: Single	Front Exposure: East	HOPA: No HOPA
For Lease: No	For Lease MLS#:	SS Addend:
Boat Services:		Carport:
Style: R30-No Pool/No Water	Appr Lot Size: .24	
Garage: 2/Attached		
Lot SF: 10,332		
Parking Desc: Driveway		
Parking Restr:		
Lot Desc: Less Than 1/4 Acre Lot	View: Canal	
Waterfront: No/Canal Width 1-80 Feet	Spa:	
Water Access:		
Water Frontage:		
Pool Dim:		
Pool: No		
Design/Desc: Attached/One Story		
Construction: Concrete Block Construction		
Roof Desc: Shingle Roof		
Floor: Tile Floors		

Remarks

Remarks: Experience luxury living in this new construction home in Lehigh Acres! Enter into a spacious interior adorned with 10-foot ceilings and 8-foot doors, creating an inviting ambiance, expansive 36x36 tiles, an abundant of natural light that illuminates every corner. The gourmet kitchen, perfect for culinary enthusiasts, sleek cabinetry, stainless steel appliances, and an island for both cooking and socializing. 4 bedrooms and 3 bathrooms, including a lavish master suite, there's ample space for relaxation. Outside, indulge in your private oasis complete with a serene canal view and impact windows for added security. Whether you're savoring a morning coffee on the covered lanai or hosting lively gatherings, this outdoor haven promises unforgettable moments.

Driving Directions: Follow GPS for more accurate directions.

Broker Remarks: [Submit all offers via MLS Offers](#) Submit all offers to nmorales0911@gmail.com with POF or pre-approval. All information provided is deemed accurate; however, buyers and their agents are encouraged to conduct their own due diligence.

Rooms

Bedroom Desc: Primary Bath Shower
Primary Bath: Dual Sinks, Shower Only
Addition Rooms: Utility Room/Laundry
Dining Desc: Dining/Living Room
ADA Compliant:

Additional Information

Pets:	Pet Fee:	Pet Fee Desc:
Pet Rstr:	Cable:	

Guest House:**# Ceiling Fans:** 5**Interior Feat:** Pantry, Split Bedroom, Walk-In Closets**Equip/Apppl:** Automatic Garage Door Opener, Dishwasher, Microwave, Electric Range, Smoke Detector, Water Softener/Filter Owned**Window Treat:** High Impact Windows, Impact Glass**Exterior Feat:** Exterior Lighting, High Impact Doors**Subd Info:** Public Road**Restrictions:** No Restrictions**Maint Incl:****Heating:** Central Heat**Cooling:** Ceiling Fans, Central Cooling**Sprinkler:****Water:** Well Water**Sewer:** Septic Tank**Equestrian:****Storm Protect:** Complete Impact Glass**Green Energy:****Financial Information****Assumable:****Total Mortg:****Type of Assoc:** None**Application Fee:****Assoc Fee:****Tax Amount:** \$351**Tax Info:** New Construction**Special Info:****Possession Info:** At Closing**Bonus:****Hardship Pkg:****\$/SOH Value:****Terms:** Conventional, FHA, FHA-Va Approved**Maint Fee:****Maint Fee Incl:****Assoc Fee Pd:****Tax Year:** 2023**Spec Assess:****PACE:****Assessed \$:****Membership:** No**Land Lse Fee:****Flood Zone:****Owner Agent:** No**Mult Offers :****Agent/Office Information****Office:** [OGRE01 /Olea Group Real Estate & Const](#)**Agent:** [3433686 /Nitza Morales Mendez](#)**Ofc Addr:** 110 NE 2nd Place #103
Cape Coral, FL 33909**Agent Email:** nmorales0911@gmail.com**Office Ph:** 239-318-4689**CoAgt Email:****Owner Name:****Buy Agt Comp:** 2%**VAR Dual Rt:** No**Adrrs on Inet:** Yes**Photo Instr:** Realtor to Upload Images 1-99**List Type:** Exclusive Right to Sell/Rent**Show Instr:** Lockbox-Call List Agent**List Date:****Expire Date:****Pending Dt:****Closing Dt:****Intrnt URL:****Intrnt Rmrks:** *\$10K TOWARD CLOSING* Experience luxury living in this new construction home in Lehigh Acres!**Board:** A-Miami Association of REALTORS**Agent Ph:** 786-424-3353**Agt Ph 2:** 786-424-3353**Office Fax:****Agent License:** 3433686**Own Phone:****NonRep Cmp:** 2%**Blogging:** Yes**OK to Advertise:** No**Joint Agcy:****Occupancy:** Call Listing Agent**Prev LP:** \$430,000**Orig LP:** \$430,000**Internet:** Yes**Withdrn Dt:**

Prepared By: Fatima Briouel

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