



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:
High:
Neighborhood: **Middle:**

General Information

Type Property: Single **Front Exposure:** East **HOPA:** No HOPA
For Lease: No **For Lease MLS#:** **SS Addend:**
Boat Services:
Style: R30-No Pool/No Water
Garage: 2/Attached **Appr Lot Size:** .24 **Carport:**
Lot SF: 10,332
Parking Desc: Driveway
Parking Restr:
Lot Desc: Less Than 1/4 Acre Lot
Waterfront: No/Canal Width 1-80 Feet
Water Access:
Water Frontage: **View:** Canal
Pool Dim: **Spa:**
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:****Interior Feat:****Equip/Appl:****Window Treat:****Exterior Feat:****Subd Info:****Restrictions:****Maint Incl:****Heating:****Cooling:****Sprinkler:****Water:****Equestrian:****Storm Protect:****Green Energy:**

5

Pantry, Split Bedroom, Walk-In Closets

Automatic Garage Door Opener, Dishwasher, Microwave, Electric Range, Smoke Detector, Water Softener/Filter Owned

High Impact Windows, Impact Glass

Exterior Lighting, High Impact Doors

Public Road

No Restrictions

Central Heat

Ceiling Fans, Central Cooling

Well Water

Sewer: Septic Tank

Complete Impact Glass

Financial Information

Assumable:**Total Mortg:****Type of Assoc:****Application Fee:****Assoc Fee:****Tax Amount:****Tax Info:****Special Info:****Possession Info:****Bonus:****Hardship Pkg:**

None

\$351

New Construction

At Closing

\$/SOH Value:**Terms:****Maint Fee:****Maint Fee Incl:****Assoc Fee Pd:****Tax Year:****Spec Assess:****PACE:**

Conventional, FHA, FHA-Va Approved

2023

Assessed \$:**Membership:****Land Lse Fee:****Flood Zone:****Owner Agent:**

No

No

Mult Offers :

Agent/Office Information

Office:**Agent:****Ofc Addr:****Agent Email:****Office Ph:****CoAgt Email:****Owner Name:****Buy Agt Comp:****VAR Dual Rt:****Adrrs on Inet:****Photo Instr:****List Type:****Show Instr:****List Date:****Expire Date:****Pending Dt:****Closing Dt:****Intrnt URL:****Intrnt Rmrks:****Board:**[OGRE01 /Olea Group Real Estate & Const](#)[3433686 /Nitza Morales Mendez](#)

110 NE 2nd Place #103

Cape Coral, FL 33909

nmorales0911@gmail.com

239-318-4689

2%

No

Yes

Realtor to Upload Images 1-99

Exclusive Right to Sell/Rent

Lockbox-Call List Agent

Trans Brk Comp: 2%**AVM:** Yes**Contingencies:****Stat Change Dt:** 05/09/2024**DOM:** 65**Expct Clse Dt:****Agent Ph:****Agt Ph 2:****Office Fax:****Agent License:****Own Phone:****NonRep Cmp:****Blogging:****OK to Advertise:****Joint Agcy:****Occupancy:****Prev LP:****Orig LP:****Internet:****Withdrn Dt:**

786-424-3353

786-424-3353

3433686

2%

Yes

No

Call Listing Agent

\$430,000

\$430,000

Yes

Prepared By: Fatima Briouel

Date Printed: 07/13/2024 04:44 PM

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