



Single Family
803 Moore Ave

LEHIGH ACRES, FL 33972
ML#: A11511375
Rng Price:
LLP:
Short Sale: No
Listing Brkr: [NONMLS /John R. Wood Properties](#)
County: Lee County
Area: 5940 Florida Other **Auction:** No
Geo Area: Other Geographic Area (Out Of Area Only)
Legal: LEHIGH ACRES UNIT 2 BLK.5 DB 254 PG 50 LOT 14
Furnished: Unfurnished
Bedrooms: 4 **Baths:** 3
Convert Bed:
SqFt (Liv): 1,917 **Tot SqFt:** 2,650
SqFt (Adj): 2,650
Bld Ar/Src:
Year Built: 2023/New Construction
Virtual Tour: [Click Here](#)

Location Information

Folio#: [24442702000050140](#)
Municipal Code:
Subdivision #:
Subdivision: Lehigh Acres
Elementary:
High:
Neighborhood:

Parcel #: 0140
Town/Range: 44
Map Coord:
Development:
Middle:

Model Name:
Section: 24
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, Guest Parking
Parking Restr:
Lot Desc: 1/2 To Less Than 3/4 Acre Lot, Oversized Lot
Waterfront: No
Water Access: None
Water Frontage:
Pool Dim:
Pool: No
Design/Desc: Detached/One Story
Construction: Concrete Block Construction, New Construction, Stucco Exterior Construction
Roof Desc: Shingle Roof
Floor: Tile Floors

Front Exposure: North West
For Lease MLS#:
HOPA: No HOPA
SS Addend:
Carport:

Appr Lot Size: .50
View: Other View
Spa: No

Remarks

Remarks: Move in - it's ready! Brand new 2023 construction SPARTAN Model 1. No HOA! HALF ACRE (.50) sits high and dry, room for your custom pool/screen cage. Home has a summer kitchen, 4 bedrooms (or one for an office), 3 full baths (one bath could also be dual purpose designed as a pool bath when you are ready!), and a 2-car garage. Doors and windows hurricane rated impact glass. Stainless steel appliances, lighting package is fabulous - MUST SEE! This luxury home is like no other. Signature style of this builder and the attention to detail is unique in this open floor design.

Driving Directions:

Broker Remarks: Washer/dryer hook up.

Rooms

Bedroom Desc: At Least 1 Bedroom Ground Level, Entry Level, Primary Bedroom Ground Level, Sitting Area - Primary Bedroom
Primary Bath: Dual Sinks, Shower Only
Addition Rooms: Den/Library/Office, Family Room, Great Room, Utility Room/Laundry
Dining Desc: Eat-In Kitchen, Kitchen Dining, Snack Bar/Counter
ADA Compliant:

Additional Information

Pets: Yes
Pet Rstr: None
Guest House:
Ceiling Fans: 5
Interior Feat: First Floor Entry, Cooking Island, Foyer Entry, Pantry, Split Bedroom, Volume Ceilings, Walk-In Closets

Pet Fee:
Cable: Yes
Pet Fee Desc:

Equip/App: Automatic Garage Door Opener, Dishwasher, Electric Water Heater, Washer/Dryer Hook-Up, Ice maker, Microwave, Owned Burglar Alarm, Electric Range, Refrigerator, Self Cleaning Oven, Smoke Detector
Window Treat: High Impact Windows, Impact Glass, Single Hung Metal, Sliding
Exterior Feat: Exterior Lighting, High Impact Doors, Other, Room For Pool
Subd Info: No Subdiv/Park Info
Restrictions: No Restrictions
Maint Incl:
Heating: Electric Heat
Cooling: Ceiling Fans, Central Cooling, Electric Cooling
Sprinkler: Auto Sprinkler
Water: Well Water **Sewer:** Septic Tank
Equestrian:
Storm Protect: Clear Impact Glass, High Impact Door
Green Energy:

Financial Information

Assumable: No	\$/SOH Value:	Assessed \$:
Total Mortg:	Terms: All Cash, Conventional	Membership: No
Type of Assoc: None	Maint Fee:	Land Lse Fee:
Application Fee:	Maint Fee Incl:	Flood Zone: X500
Assoc Fee:	Assoc Fee Pd:	Owner Agent: No
Tax Amount: \$405	Tax Year: 2023	
Tax Info: New Construction, Tax Reflects No Exemptions, Tax Reflects No Homestead Tax		
Special Info: As Is		
Possession Info: Funding	Spec Assess: No	Mult Offers : Yes
Bonus: No	PACE:	
Hardship Pkg:		

Agent/Office Information

Office: NONMLS /John R. Wood Properties	Agent Ph: 239-233-2370
Agent: nonmls /Valerie Masse	Agt Ph 2: 0
Ofc Addr: 123 Non-MLS member	Office Fax: 305-468-7030
Agent Email: VMasse@JohnRWood.com	Agent License: 3359203
Office Ph: 239-233-2370	
CoAgt Email:	
Owner Name:	Own Phone:
Buy Agt Comp: 3%	NonRep Cmp: 3%
VAR Dual Rt: No	Blogging: No
Addr on Inet: Yes	OK to Advertise:
Photo Instr: Realtor to Upload Images 1-99	Joint Agcy: No
List Type: Exclusive Right to Sell/Rent	Occupancy: Vacant
Show Instr: Alarm On, Call Listing Agent	
List Date: 10/23/2023	Stat Change Dt: 03/25/2024
Expire Date: 04/30/2024	
Pending Dt: 01/28/2024	DOM: 97
Closing Dt: 03/11/2024	Expct Clse Dt: 03/11/2024
Intrnt URL:	Prev LP:
Intrnt Rmrks: .	Orig LP: \$450,000
Board: A-Miami Association of REALTORS	Internet: Yes
	Withdrn Dt:

Sold Information

Selling Office: NMLS04 /MAR NON MLS MEMBER	Selling Office Phone:
Selling Agent: nmls04 /NON-MLS MEMBER	Selling Agent Phone: 305-468-7000
Selling Agt Lic:	Sale Price: \$440,000
Sell \$ Per SqFt: \$229.53	Sell \$ Per Acre:
Sold Finance: Fha	
Seller Contrb: No	

Prepared By: Fatima Briouel

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