7/13/24, 7:33 PM Matrix





**Single Family** 612 Palmetto Ave

LEHIGH ACRES, FL 33972

 ML#:
 A11536509
 List Price:
 \$459,900

 Rng Price:
 Sold Price:
 \$460,000

 LLP:
 Status:
 Closed

 Short Sale:
 No
 REO:
 No

Listing Brkr: SNDL01 /Starlink Realty, Inc

**County:** Lee County

Area: 5940 Florida Other Auction: No

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

Legal: LEHIGH ACRES UNIT 7 BLK 27 PB 15 PG 44 LOT 6

Furnished: Bedrooms: 4

Convert Bed:

**Baths:** 3

SqFt (Liv):

SqFt (Adj):

2,009

**Tot SqFt:** 2,739

Bld Ar/Src:

Year Built: 2024/New Construction

Virtual Tour: Click Here

Location Information

Folio#: 10388787 Parcel #: 0060 **Model Name: Municipal Code:** 29 Town/Range: Section: 27 44 Subdivision #: 27 Map Coord: Zoning: RS-1

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:** 

Style: R30-No Pool/No Water

Garage: 2/Attached Carport: Lot SF: 21,824 Appr Lot Size: 0.5 ACRE

Parking Desc: Driveway

Parking Restr:

**Lot Desc:** 1/4 To Less Than 1/2 Acre Lot

Waterfront: No Water Access:

Water Frontage: View: None

Pool Dim: Spa:

Pool: No

**Design/Desc:** Detached/One Story Construction: Concrete Block Construction

**Roof Desc:** Shingle Roof **Floor:** Ceramic Floor

------ Remarks

**Remarks:** New Construction on half an acre of land, Elegant house with many luxury details, contains 4 bedrooms, 3 full

Rooms

bathrooms, kitchen with stainless steel appliances with quartz countertops that combines perfectly with the floor tile, master bedroom has a double walk in closet for his and hers, dual sink. Lanai equipped for kitchen patio with sink and quartz countertops, impact windows and doors, laundry room with cabinets and sink. Don't let her go.

The property will be finished in 60 days.

**Driving Directions:** USE PGS

Broker Remarks: Submit all offers via MLS Offers

Bedroom Desc: Primary Bath Shower
Primary Bath: Dual Sinks, Shower Only

Addition Rooms: Other

Dining Desc:

ADA Compliant:

Pets: Pet Fee: Pet Fee Desc:

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

Guest House: # Ceiling Fans:

Interior Feat: Foyer Entry, French Doors, Pantry, Split Bedroom, Vaulted Ceilings

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Automatic Garage Door Opener, Dishwasher, Washer/Dryer Hook-Up, Microwave, Electric Range, Refrigerator, Equip/Appl:

Smoke Detector, Water Softener/Filter Owned

**Window Treat:** 

**Exterior Feat:** High Impact Doors, Room For Pool

**Subd Info:** Paved Road Restrictions: No Restrictions

Maint Incl:

Heating: Central Heat Cooling: Ceiling Fans

Sprinkler:

Water: Well Water Sewer: Septic Tank

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

Financial Information

\$/SOH Value: Assumable: Assessed \$:

**Total Mortg:** Terms: All Cash, Conventional, FHA

Type of Assoc: None Membership: No **Application Fee: Maint Fee:** Land Lse Fee:

Maint Fee Incl: Assoc Fee Pd: Assoc Fee: Flood Zone: Tax Year: **Tax Amount:** \$495 2023 Owner Agent: No

Tax Reflects City & County Tax Tax Info:

Special Info:

Possession Info: At Closing

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

Hardship Pkg: PACE:

**Agent/Office Information** 

Office: SNDL01 /Starlink Realty, Inc Agent Ph: 239-877-8749 Agent: 3446309 / Cristian Henriquez Agt Ph 2: 239-877-8749 Ofc Addr: 5288 Summerlin Commons Way Office Fax: 239-693-7266

Fort Myers, FL 33907

Agent Email: christyrealtorfl@gmail.com

Office Ph: 239-693-7263

CoAgt Email:

Owner Name: Own Phone: Buy Agt Comp: 2.5% Trans Brk Comp: 2.5% NonRep Cmp: 1%

VAR Dual Rt: No AVM: Yes **Blogging:** Yes Addrs on Inet: Yes **Contingencies:** OK to Advertise: Yes - Attribution NOT Required Other

Agent License: 3446309

Vacant

Occupancy:

**Selling Office Phone:** 

Prev LP:

**Photo Instr:** Realtor to Upload Images 1-99 Joint Agcy:

**List Type:** Exclusive Right to Sell/Rent

**Show Instr:** Call Listing Agent

List Date: 02/16/2024

Stat Change Dt: **Expire Date:** 07/31/2024 Orig LP: \$459,900

Pending Dt: 02/23/2024 DOM: Internet: Yes

Closing Dt: 04/12/2024 Withdrn Dt: 04/19/2024 **Expct Clse Dt:** 

**Intrnt URL:** 

**Intrnt Rmrks:** New Construction on half an acre of land, 4 bedrooms, 3 full bathrooms, Lanai equipped for kitchen patio with sink and

04/20/2024

quartz countertops.

A-Miami Association of REALTORS **Board:** 

Sold Information

NMLS04 /MAR NON MLS MEMBER Selling Office:

Selling Agent: NMLS04 /NON-MLS MEMBER Selling Agent Phone: 305-468-7000

Selling Agt Lic: Sale Price: \$460,000 Sell \$ Per SqFt: \$228.97 Sell \$ Per Acre:

**Sold Finance:** Conventional Seller Contrb: Yes/\$5,000

Prepared By: Fatima Briouel Date Printed: 07/13/2024 07:33 PM

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