



Single Family
417 Canton

LEHIGH ACRES, FL 33972
ML#: A11530254
Rng Price:
LLP:
Short Sale: No
Listing Brkr: [DMSR01 /Dream Street Realty LLC](#)
County: Lee County
Area: 5940 Florida Other
Geo Area: Other Geographic Area (Out Of Area Only)
Legal: LEHIGH ACRES UNIT 3 BLK 9 DB 254 PG 40 LOT 21
Furnished:
Bedrooms: 4
Convert Bed:
SqFt (Liv): 2,500
SqFt (Adj):
Bld Ar/Src:
Year Built: 2005/Resale
Virtual Tour: [Click Here](#)

List Price: \$519,000
Sold Price: \$508,000
Status: Closed
REO: No
Auction: No

Location Information

Folio#: [26442703000090210](#)
Municipal Code:
Subdivision #:
Subdivision: LEHIGH ACRES
Elementary:
High:
Neighborhood:

Parcel #: 2644
Town/Range:
Map Coord:
Development:
Middle:

Model Name:
Section:
Zoning: RS-1

General Information

Type Property: Single
For Lease: No
Boat Services:
Style: R31-Pool Only
Garage: 2
Lot SF: 21,867
Parking Desc: Driveway
Parking Restr:
Lot Desc: 1/2 To Less Than 3/4 Acre Lot
Waterfront: No
Water Access:
Water Frontage:
Pool Dim: 14x20
Pool: Yes/Concrete
Design/Desc: Detached/One Story
Construction: Concrete Block Construction
Roof Desc: Shingle Roof
Floor: Tile Floors

Front Exposure: East
For Lease MLS#:
Appr Lot Size: 21867
View: Garden View, Pool Area View
Spa:

HOPA: No HOPA
SS Addend:
Carport:

Remarks

Remarks: Easy to view last min. Showings are welcome- Designer-remodeled impeccable & spacious 4 bed/3 bath pool home with a beautiful serene aesthetic! Everything about this home is bright & airy. Dramatic vaulted ceilings throughout the main living areas with a chef's kitchen featuring stainless steel appliances, granite counters and a massive island for entertaining! Kitchen area features a fireplace and views out to the expansive pool deck area complete with outdoor shower. Modern 12x24 tiling throughout the entire home. Property sits on a large and very private 1/2 acre lot with lush landscaping and mature palms. New Roof and A/C 2021. Please mark as favorite so when the property becomes activate you will be notified.

Driving Directions: use gps please
Broker Remarks: [Submit all offers via MLS Offers](#)

Rooms

Bedroom Desc: Primary Bath Tub
Primary Bath:
Addition Rooms: Family Room, Utility Room/Laundry
Dining Desc:
ADA Compliant:

Additional Information

Pets: Yes
Pet Rstr: Dog Ok
Guest House:
Ceiling Fans:

Pet Fee:
Cable:
Pet Fee Desc:

Interior Feat: First Floor Entry, Cooking Island, Fireplace
Equip/App: Washer/Dryer Hook-Up, Electric Range, Refrigerator
Window Treat:
Exterior Feat: High Impact Doors
Subd Info: Other Subdivision - See Remarks
Restrictions: Ok To Lease
Maint Incl:
Heating: Central Heat, Electric Heat
Cooling: Ceiling Fans, Central Cooling
Sprinkler:
Water: Well Water **Sewer:** Septic Tank
Equestrian:
Storm Protect:
Green Energy:

Financial Information

Assumable:	\$/SOH Value:	Assessed \$:
Total Mortg:	Terms: All Cash, Conventional, FHA	Membership: No
Type of Assoc: None	Maint Fee:	Land Lse Fee:
Application Fee:	Maint Fee Incl:	Flood Zone: AE
Assoc Fee:	Assoc Fee Pd:	Owner Agent: No
Tax Amount: \$5,545	Tax Year: 2023	
Tax Info: Tax Reflects City & County Tax		
Special Info:	Spec Assess:	Mult Offers :
Possession Info: At Closing	PACE:	
Bonus:		
Hardship Pkg:		

Agent/Office Information

Office: DMSR01 /Dream Street Realty LLC	Agent Ph: 239-961-9075
Agent: 3308581 /Leonel Dubon	Agt Ph 2: 239-961-9075
Ofc Addr: 7901 4th St N STE 300 St. Petersburg, FL 33702	Office Fax:
Agent Email: realtorxyz@gmail.com	Agent License: 3308581
Office Ph: 239-961-9075	
CoAgt Email:	
Owner Name:	Own Phone:
Buy Agt Comp: 2.5%	NonRep Cmp: 2.5%
VAR Dual Rt: No	Blogging: Yes
Addr on Inet: Yes	OK to Advertise:
Photo Instr: Realtor to Upload Images 1-99	Joint Agcy:
List Type: Exclusive Agency	Occupancy: Call Listing Agent
Show Instr: Showing Assist	
List Date: 02/08/2024	Stat Change Dt: 04/16/2024
Expire Date: 08/08/2024	Prev LP:
Pending Dt: 03/11/2024	Orig LP: \$519,000
Closing Dt: 04/15/2024	Internet: Yes
Intrnt URL: https://www.zillow.com/view-imx/58066c52-4c0d-4332-8e38-788469783884?setAttribution=mls&wl=true&init	Withdrn Dt:
Intrnt Rmrks: Easy to view last min. Showings are welcome!	
Board: A-Miami Association of REALTORS	

Sold Information

Selling Office: DMSR01 /Dream Street Realty LLC	Selling Office Phone: 239-961-9075
Selling Agent: 3308581 /Leonel Dubon	Selling Agent Phone: 239-961-9075
Selling Agt Lic: 3308581	Sale Price: \$508,000
Sell \$ Per SqFt: \$203.20	Sell \$ Per Acre:
Sold Finance: Conventional	
Seller Contrb: Yes/\$1,000	

Prepared By: Fatima Briouel

Date Printed: 07/13/2024 07:31 PM

*** Flood Insurance is Required ***

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