

REALTOR Report

Residential REALTOR Report



General Information		ML# 219082814
List Price:	\$490,000	
MLS#:	219082814	
Address:	11913 GROSSETO CT FORT MYERS, FL 33913	Status: Incoming ()
GEO Area:	FM13 - Fort Myers Area	
County:	Lee	Property Class: Residential
Status Type:	Resale Property	Subdivision: ABACO POINTE
List Price/Sqft:	\$188.46	Development: ABACO POINTE
Property ID:	06-45-26-P1-4400I.0130	DOM: 0
Furnished:	Unfurnished	CDOM:
Approx. Living Area:	2600 - Property Appraiser Office	Bedrooms: 4 Bed
Approx. Total Area:	3400 - Property Appraiser Office	Baths: 3 (3 0)
Building Design:	Single Family	Year Built: 2017
Virtual Tour URL:		
Listing Broker:	Royal Palm Coast Realtor Assn	

Detailed Property Information

Property Information:	Beautiful roomy townhome with two large master suites on the second floor and first-floor Bedroom/Den. Great Room with large sliders opening to the lanai, kitchen loaded with storage and All bedrooms have large walk-in closets and en-suite baths. Extra storage under the stairwell. Impeccably maintained with A/C replaced in 2020, 40 gallon Hot Water Heater replaced in 2017, updated appliances. Open house Sunday 4/11, 1:00-4:00. Only the highest and best offers will be considered.		ML# 219082814
Ownership:	Single Family	Pets:	No Approval Needed
Lot Size:	2.00 (acres) / 87,120 (sqft) - Property Appraiser Office	Pets - Max. Weight:	
Cable:	Yes	Pets - Max. Number:	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		Approx. Lot Size:	0x0x0x0 - Property Appraiser Office
Guest House Desc:		Gulf Access Type:	
Elementary School:		Windows:	Arched
Middle School:		Exterior Finish:	Brick, Vinyl Siding
High School:		Community Type:	Gated
Flooring:	Tile, Wood	Golf Type:	
Cooling:	Central Electric	Floor Plan Type:	2 Story
Kitchen:	Island, Walk-In Pantry	Heating:	Central Electric
View:	Landscaped Area	Gas YN:	Yes
Private Pool:	Yes/Below Ground, Concrete	Gas Description:	Propane
Private Spa:	No		
Amenities:	Bike And Jog Path		
Bedroom:	Master BR Ground		
Dining:	Breakfast Bar, Breakfast Room, Formal		
Equipment:	Auto Garage Door, Central Vacuum, Dishwasher, Disposal, Dryer, Grill - Gas, Microwave		
Exterior Features:	Decorative Shutters, Patio		
Interior Features:	Built-In Cabinets, Closet Cabinets, High Speed Available, Vaulted Ceiling, Volume Ceiling, Walk-In Closet		
Master Bath:	Dual Sinks, Separate Tub And Shower		
Additional Rooms:	Family Room, Home Office, Laundry in Residence		
Parking:			
Road:	Paved Road		
Restrictions:	Deeded		
Security:	None		
Storm Protection:	None		

Unit/Bldg Information

Building #:		Units in Complex:	1	Builder Product:	No	ML# 219082814
Total Floors in Property:	2	Building Style:	2 Story			
Total Building Floors:		Construction:	See Remarks			
Unit Floor:		Roof:	Shingle			
Units in Building:	1	Elevator:	None			
Garage:	Attached	Carport:				
# Garage Spaces:	2	# Carport Spaces:	0			

Lot Information

Waterfront:	No	Waterfront Descrip.:	None	ML# 219082814
Gulf Access:	No	Boat/Dock Info:	None	
Canal Width:	None	Water:	Central, Softener	
Rear Exposure:	W	Sewer:	Central	
Sec/Town/Rng:	6/45/26	Irrigation:	None	
Legal Unit:	0	Lot Description:	Regular	
Subdivision #:		Lot:	13	
Zoning:	SDA	Block/Bldg:	I	
Legal Desc:	PRATO AT PELICAN PRESERVE LYING IN SECT 01-45-25-P2 + SECT 06-45-26-P1 AS DESC IN INST# 2016000082191 BLK I LOT 13			

Room Information

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	ML# 219082814
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Financial/Transaction Information

Total Tax Bill:	\$4,231	HOA Description:	Mandatory	ML# 219082814
Tax Year:	2018	Association Mngmt Phone:	000-000-0000	
Tax Desc:	Homestead	Recurring Fees:		
Tax District Type:	Not Applicable	HOA Fee:	\$0	
Terms:	Buyer Finance/Cash, FHA, VA	Master HOA Fee:	\$0	
Possession:	At Closing	Condo Fee:	\$0	
Approval:	None	Spec Assessment:	\$0	
Management:	None	Other Fee:	\$0	
Maintenance:	None	Land Lease:	\$0	
Special Info:		Annual Food & Beverage Minimum:	\$0	
Num of Leases/Yr:		Mandatory Club Fee:	\$0	
Min. Days Of Lease:		Rec. Lease Fee:	\$0	
Subject to FIRPTA:	No	Total Annual Recurring Fees:	\$0	
Subject To Lease YN:	No	One Time Fees		
Lease Description:		Mandatory Club Fee:	\$0	
Lease Expiration Date:		Land Lease:	\$0	
		Rec. Lease Fee:	\$0	
		Other Fee:	\$0	
		Spec Assessment:	\$0	
		Transfer Fee:	\$0	

Application Fee: \$0

Total One Time Fees: \$0

Office Information

Office Code: FMLS
Office Name: [Royal Palm Coast Realtor Assn](#)
Office Address: 2840 Winkler Ave
Fort Myers FL, 33916
Office Ph: (239) 936-3537
Office Fax: (239) 936-2836
Board: Florida Gulf Coast

Agent ID: 9221715
Agent Name: [Luis Espinoza](#)
Agent Phone: (239) 936-3537
Agent Fax:
Agent Email: luis@rpcra.org

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Settlement Agent Information

Name:
Address:

Phone:
Email:

Listing Information

Owner Name: Not Entering
Bonus Amount:
Bonus Amount Description:
Auction: No
Foreclosed (REO): No
Potential Short Sale: No
Short Sale Comp:
Buyer Agent Comp: 1%
Trans Broker Comp: 1%
Non-Rep Comp: 1%
Joint Agency: No
Listing Date: 06/10/21
Date Expiration: 12/10/21
Source Of Measurements: Property Appraiser Office
Internet Sites:
Showing Inst.: 24 Hour Notice, Click Showing Icon
Listing Type: Exclusive Right to Sell
Is there a sign on the property with Seller contact information: No
Contact Seller for showing: No
Listing Broker available on contract presentation and negotiations: No
Listing Broker will perform post contract services: No
Limited Service Listing: Yes

Appointment Req.: Yes
Appointment Phone:
Variable Rate Comm.: No
Target Marketing: No
Listing on Internet: No
Address on Internet:
Blogging:
AVM:
Contract Closing Date:

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Confidential Information

Not available for showing until seller finishes painting.

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Driving Directions

Use Google maps or Waze app

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Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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