Brad@BankOnlt.com

Property 1 Information

3526 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

| | Price: | \$386,000 | MLS Listing ID: | 223042634 |
|------------|---------------|-------------------|------------------|--------------------------------|
| - | Status: | Sold (07/24/2023) | MLS Association: | Royal Palm Coast |
| | Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| e Start | Beds: | 2 | City: | North Fort Myers |
| | Full Baths: | 2 | County: | Lee |
| 1 Aller | Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Station in | Year Built: | 2002 | Acres: | 0.17 |
| | Living Sq Ft: | 2,731 | Lot Sqft: | |
| | Virtual Tour: | | | |
| | | | | |

Property Description Public Remarks:

Beautiful location in the back of the neighborhood, you will think you have your own private Island with water on two sides. This masterpiece has recently been completed, feels like a new home throughout. Fresh paint floor to ceiling including the ceiling, new fans, and light fixtures, new flooring base board to baseboard through out, new kitchen including new cabinets, oversized 5X 7 Island with granite top, stainless steel appliances, Update bathes, and freshened up landscaping including low maintenance rock ground cover. Brand NEW Roof is ordered scheduled to be completed by end of month. Amenities include golf, tennis, Olympic sized pool, spa, exercise room, community room, library, restaurant, shuffle board, driving range, putting green, gated, guarded and patrolled. And much more. Wont last get your appointment today.
 SABAL SPRINGS GOLF + RAC CLUB U-4-C PB 68 PGS 41-45 BLK 3 LOT 16

Legal Description:

Features

| General Info: Style: | Pets on approval Ranch style |
|-------------------------|---|
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| 2 | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Exterior: | Patio |
| Heating/Cooling: | Central heat, Electric heating |
| | |

Interior: Breakfast bar, Pantry, Kitchen isle, Tub and separate shower, Ceiling fan(s), Vaulted ceilings, Secondary bedrooms split from master bedroom Attic Laundry: Indoor laundry room

Utilities: Public sewer services, Public water supply, TV cable available

Inclusions: Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven Home owners fee

| roperty | Information |
|---------|-------------|
| | |

Ρ

| Lot: Block: Unit: | 3 | Zoning: APN: Lot Dimensions: | 22-43-24-08-00003.0160 55 x 100 x 55 x 100 | Elem School: Middle School: High School: |
|-------------------------|-----------|------------------------------------|---|--|
| Financial Information | tion | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: |
| Taxes: | \$4,439 | Tax Year: | 2022 | Homestead: |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not to be accurate or complete. No warranties, expressed or implied, are provided for the information for fusion or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or rational origin in the sale, rental or financing of housing.

page 1 / 48

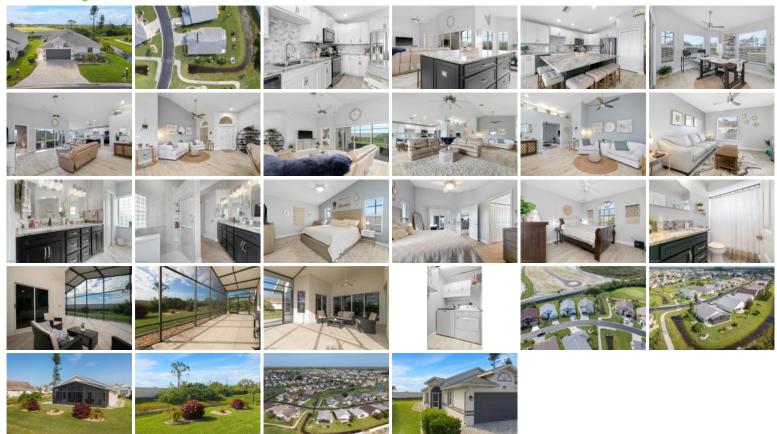


Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 1 Information Continued

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 2 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 2 Information

17681 Acacia Drive, NORTH FORT MYERS, FL 33917

| | Price: | \$378,000 | MLS Listing ID: | 223065072 |
|--------------------------------------|---------------|------------------------------------|----------------------|--------------------------------|
| and the second | Status: | Sold (11/14/2023) | MLS Association: | Royal Palm Coast |
| A AND A AND | Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| | Beds: | 2 | City: | North Fort Myers |
| | Full Baths: | 2 | County: | Lee |
| | Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| | Year Built: | 1992 | Acres: | 0.17 |
| A REAL PROPERTY AND A REAL PROPERTY. | Living Sq Ft: | 1,767 | Lot Sqft: | |
| | Virtual Tour: | https://listings.snapshotlistings. | .com/videos/f2f210e8 | 3-b6c8-4665-84af-0621464c1b08 |

Public Remarks:

Tee up for the lifestyle you've dreamed of at Sabal Springs Golf and Racquet Club! Highly sought-after for its public golf and vibrant community. This gem is not just about the golf; it's about the lifestyle. Enjoy the buzz of the clubhouse, the thrill of the greens, and the camaraderie of your neighbors. Plus, exciting news! A brand-new roof is being installed by Kelly Roofing, ensuring worry-free days under your roof. Speaking of which, there's also a new lanai canopy being installed after the completion of the tile roof! Inside, revel in modern comforts with volume ceilings, beautiful furnishing, and a reverse osmosis water system, elevating your hydration game. And for ultimate relaxation, step into your private hot tub the perfect way to unwind after a day on the course. Live where every day feels like a hole-in-one. Your Sabal Springs oasis awaits! SABAL SPGS GOLF+RACQUET CL U-2 BLK 17 PB 43 PG 80 LOT 33

Legal Description:

Property Description

| Features ——— | |
|------------------|---|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Recreation: | Spa |
| Parking: | Attached parking, Automatic garage door, Garage(s) |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Tile roof |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Breakfast bar, Pantry, Tub and separate shower, Walk-in closet(s), Secondary bedrooms split from master bedroom |
| Flooring: | Carpet, Tile flooring |
| Win/Doors: | French door(s) |
| Fireplace(s): | Fireplace(s) |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Water filtration system, Range and Oven |

| Property Informat | Property Information | | | | | |
|-------------------|----------------------|-------------------|------------------------|----------------|--|--|
| Lot: | | Zoning: | | Elem School: | | |
| Block: | 17 | APN: | 22-43-24-03-00017.0330 | Middle School: | | |
| Unit: | | Lot Dimensions: | 61 x 115 x 43 x 100 | High School: | | |
| Financial Informa | tion | | | | | |
| HOA Fee: | | Maintenance Fee: | \$978 | Terms: | | |
| HOA Freq: | | Maintenance Freq: | Quarterly | Possession: | | |
| Taxes: | \$3,667 | Tax Year: | 2022 | Homestead: | | |
| | | | | | | |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 3 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 2 Information Continued

Additional Images





The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 4 / 48



Brad@BankOnlt.com

Property 3 Information

Property Description

3609 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

| | Price: | \$371,000 | MLS Listing ID: | 223023193 |
|--------------------|---------------|-------------------|------------------|--------------------------------|
| | Status: | Sold (06/05/2023) | MLS Association: | Royal Palm Coast |
| in the second | Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| Nerico- | Beds: | 3 | City: | North Fort Myers |
| | Full Baths: | 2 | County: | Lee |
| Sales - | Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Sen of manufacture | Year Built: | 2000 | Acres: | 0.20 |
| | Living Sq Ft: | 2,214 | Lot Sqft: | |
| | Virtual Tour: | | | |
| | | | | |

| Property Descri | ntion | | |
|--|--|--------------|--|
| Public Remarks: Driving Directions Legal Description | NEW PRICE! WHAT MAKES THIS HOME SO SPECIAL? This charming true 3 BEDROOM home overlooking the 10th Tee on an oversized lot with Southern Exposure & sweeping view of the lake is being sold furnished/ TURNKEY & has been lovingly cared for with lots of pride in ownership. DID WE MENTION, currently only 3 Sabal Springs homes for sale on the actual Golf Course& VIEW IS EVERYTHING in Sabal Springs. Home does not back up to busy roads or other communities & offers peaceful privacy! Ready for new owners, just bring you clothes! This fantastic home shows beautifully & boasts many upgrades. GORGEOUS new tile laid on the diagonal throughout the main living areas & in master bedroom and bathroom, carpet in the 2 spare bedrooms with extra closet storage space & shelves in the true 3rd bedroom, 2018 roof, white cabinets in the kitchen with solid surface counter tops & tile backsplash, newer appliances, laundry in residence, updated glass shower in the master with floating glass shower door & newer vanity. The lanai space features a beautiful travertine tile floor, new screens, high ceilings & a FANTASTIC VIEW! This 55+ community offers lots of activities, optional golf and low HOA fees! Please use main entrance to subdivision off Hwy 41 SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 3 LOT 1 | | |
| Features | | | |
| Water Features: General Info: Style: Community: Stories: Scenery: Lot: Parking: Construction: Roof: Heating/Cooling: Interior: Flooring: | We view, Waterfront property ets on approval anch style bol table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Communit va(s), Community tennis court(s), Gated community ngle story olf course view versized lot tached parking, Automatic garage door, Garage(s) concrete block\stucco, Stucco exterior ningle roof entral air conditioning, Central heat, Electric heating reakfast bar, Pantry, Tub and separate shower, Ceiling fan(s), Walk-in closet(s) arpet, Tile flooring | | |
| Laundry: Inclusions: Financial: | clothes washer, Clothes dryer, Range and Oven | | |
| Property Inform | ation ——— | | |
| Lot: | Zoning: | Elem School: | |

| Lot: | | Zoning: | | Elem School: | | |
|--------------------|-----------------------|-------------------|------------------------|----------------|--|--|
| Block: | 3 | APN: | 22-43-24-07-00003.0010 | Middle School: | | |
| Unit: | | Lot Dimensions: | 92 x 154 x 38 x 123 | High School: | | |
| Financial Informat | Financial Information | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | | |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: | | |
| Taxes: | \$1,843 | Tax Year: | 2021 | Homestead: | | |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 5 / 48

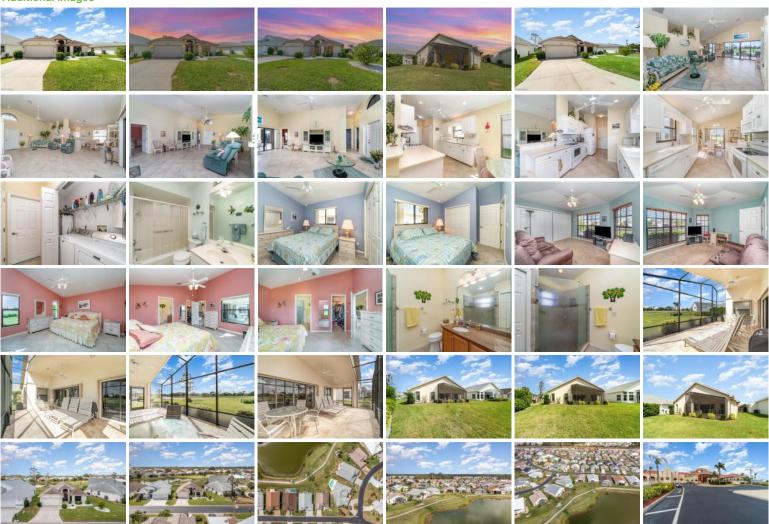


Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 3 Information Continued





The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 6 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 4 Information

| | | Price: Status: Type: Beds: Full Baths: Half Baths: Year Built: Living Sq Ft: Virtual Tour: | \$350,000 Sold (07/14/2023) Single Family 2 2 0 2001 2,420 https://tours.realestateph | MLS Listing ID: MLS Association: MLS Area: City: County: Community: Acres: Lot Sqft: notos360.com/idx/166478 | 223021077 Royal Palm Coast FN07 - North Fort Myers Area North Fort Myers Lee SABAL SPRINGS GOLF AND RACQUET 0.14 |
|---|--|---|--|---|---|
| Property Descrip | otion ——— | | | | |
| Public Remarks: Driving Directions | backs up to a quiet woo transferrable 50-year w The kitchen features ne opportunity to enjoy res #SabalSprings #PoolHo #NewRoof #NewerPool North on US 41 past the | oded area. This r arranty, a new p wer washer and ort-style living w ome #FloridaLivin Heater #Granite | neticulously maintained ho ool heater, resurfaced poo refrigerator, stunning gran ith low maintenance fees a ng #ResortStyleAmenities Countertops #BuiltInTrash | me boasts numerous upda l, and gorgeous pavers on ite countertops, and a buil and plenty of amenities. Fu #MeticulouslyMaintained # Compactor #NightlyEntert | FL 33917, situated on a private homesite that ates, including a brand new roof with a the pool deck, lanai, driveway, walk, and entry. It-in trash compactor. Don't miss out on this urniture shown will convey with home. #LowMaintenanceFees #PrivateHomesite ainment #RealEstate Turn right at Guard Gate. Follow Sabal Springs |
| Legal Description | Blvd. to #3436. SABAL SPRINGS GOL | F + RACQUET (| CLUB UNIT FOUR-B PB 6 | 5/81-82 BLK 7 LOT 3 | |
| Features | | | | | |
| General Info: Style: Community: Stories: Recreation: Parking: Construction: Roof: Heating/Cooling: Interior: Flooring: Rooms: Laundry: Utilities: Inclusions: Financial: | spa(s), Community tennis cou Single story Swimming pool, Heated pool Attached parking, Automatic Concrete block\stucco, Stucco Shingle roof Central air conditioning, Cent Pantry, Tub and separate sho Tile flooring Attic Indoor laundry room Public sewer services, Public | urt(s), Gated cor , In-ground swim garage door, Ga to exterior tral heat, Electric tower, Ceiling fan | nmunity ming pool rage(s), Paved driveway heating, Humidifier (s), Walk-in closet(s), Cath V cable available | nedral ceilings | ty swimming pool(s), Putting green, Community es washer, Clothes dryer, Range and Oven |

Property Information

| Lot: | | Zoning: | | Elem School: |
|---------------------|-----------|-------------------|------------------------|----------------|
| Block: | 7 | APN: | 22-43-24-07-00007.0030 | Middle School: |
| Unit: | | Lot Dimensions: | 55 x 112 x 55 x 112 | High School: |
| Financial Informati | on | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: |
| Taxes: | \$1,937 | Tax Year: | 2021 | Homestead: |
| | | | | |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

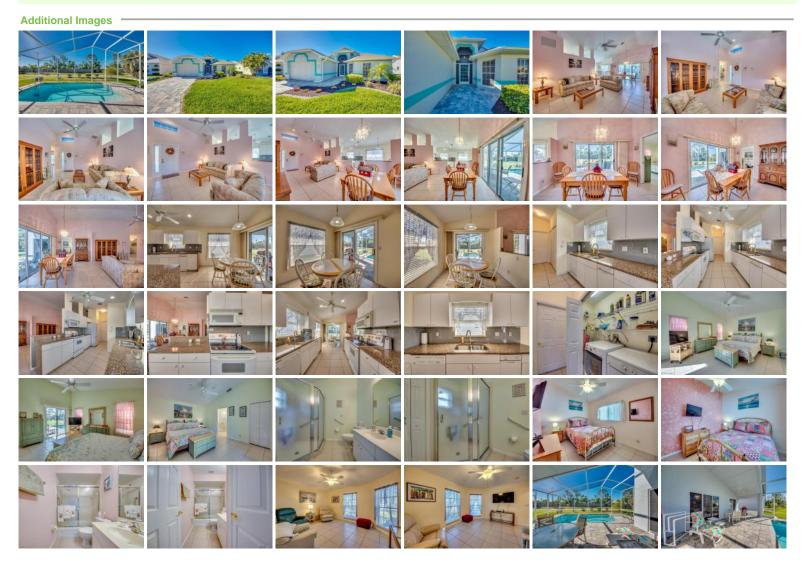
page 7 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 4 Information Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 8 / 48



Brad@BankOnlt.com

Ρ

Property 5 Information

17578 Plumera Lane, NORTH FORT MYERS, FL 33917

| Price: | \$350,000 | MLS Listing ID: | 223040543 |
|---------------|-------------------|------------------|--------------------------------|
| Status: | Sold (10/10/2023) | MLS Association: | Royal Palm Coast |
| Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| Beds: | 2 | City: | North Fort Myers |
| Full Baths: | 2 | County: | Lee |
| Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Year Built: | 1999 | Acres: | 0.17 |
| Living Sq Ft: | 1,743 | Lot Sqft: | |
| Virtual Tour: | | | |
| | | | |

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property Description

Public Remarks:

HUGE REDUCTION Rare original owner home with stunning eastern exposure view of the golf course. Garage is oversized. This popular Boca Grande model won't last long. Tile flooring throughout, double door entry with inserts, extended lanai, soaring ceilings, updated appliances, newer AC unit and hot water tank. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffle Board, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. SABAL SPRINGS UNIT 4-A BLK 32 LOT 2 PB 59 PG 77

Legal Description:

| Features | |
|------------------|---|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s) |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Tile roof |
| Heating/Cooling: | Central air conditioning, Heat pump, Electric heating |
| Interior: | Breakfast bar, Tub and separate shower, Ceiling fan(s) |
| Flooring: | Tile flooring |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven |
| Financial: | Home owners fee |
| | |

Property Information

| Lot: Block: Unit: | 32 | Zoning: APN: Lot Dimensions: | 22-43-24-06-00032.0020 55 x 100 x 55 x 100 | Elem School: Middle School: High School: | |
|-------------------------|-----------|------------------------------------|---|--|--|
| Financial Inform | nation | | | | |
| HOA Fee: | \$978 | Maintenance Fee | e: | Terms: | |
| HOA Freq: | Quarterly | Maintenance Fre | ed: | Possession: | |
| Taxes: | \$2,243 | Tax Year: | 2022 | Homestead: | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not quaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 9 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 5 Information Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 10 / 48



Brad@BankOnlt.com

Property 6 Information

3488 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

| Price: | \$349,000 | MLS Listing ID: | 223024330 |
|---------------|-------------------|------------------|--------------------------------|
| Status: | Sold (06/20/2023) | MLS Association: | Royal Palm Coast |
| Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| Beds: | 3 | City: | North Fort Myers |
| Full Baths: | 2 | County: | Lee |
| Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Year Built: | 2000 | Acres: | 0.15 |
| Living Sq Ft: | 2,430 | Lot Sqft: | |
| Virtual Tour: | | | |
| | | | |

Property Description Public Remarks:

Well cared for Kingston Model, yes it is a 3 bedroom home in the rear of the neighborhood, very little traffic hear. Home has an extended lanai suited well for Florida life Style, recently fully re screened. This beauty is offered fully furnished. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffle Board, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. Make you appointment today for this one. SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 7 LOT 16

Legal Description:

| Features —— | |
|------------------|---|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower |
| Flooring: | Carpet, Tile flooring |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven |
| Financial: | Home owners fee |
| | |

Property Information

| Lot: | | Zoning: | | Elem School: |
|--------|---|-----------------|------------------------|----------------|
| Block: | 7 | APN: | 22-43-24-07-00007.0160 | Middle School: |
| Unit: | | Lot Dimensions: | 55 x 100 x 61 x 100 | High School: |
| | | | | |

Financial Information

| HOA Fee: | \$978 | Maintenance Fee: | Terms: |
|-----------|-----------|-------------------|-------------|
| HOA Freq: | Quarterly | Maintenance Freq: | Possession: |
| Taxes: | \$1,934 | Tax Year: 2021 | Homestead: |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not quaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

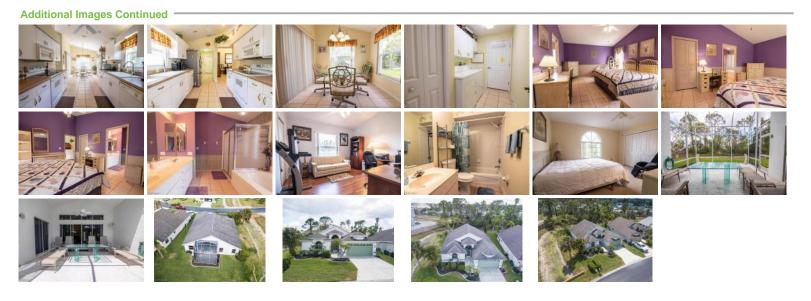
page 11 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 6 Information Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 12 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 7 Information

| L L L L L L L L L L L L L L L L L L L | | F S F F L |
|---------------------------------------|--|-----------------------|
|---------------------------------------|--|-----------------------|

| 3441 | Sabai Springs B | oulevard, NORTH FC | ORT MYERS, FL 33917 | |
|---------|-----------------|--------------------|---------------------|--|
| Price: | \$349,900 | MLS Listing ID: | 223026428 | |
| Status: | Active | MLS Association: | Roval Palm Coast | |

| Type: | Single Femily |
|---------------|---------------|
| 51 | Single Family |
| Beds: | 2 |
| Full Baths: | 2 |
| Half Baths: | 0 |
| Year Built: | 2001 |
| Living Sq Ft: | 1,689 |
| Virtual Tour: | |
| | |

| MLS Listing ID: | 223026428 |
|------------------|--------------------------------|
| MLS Association: | Royal Palm Coast |
| MLS Area: | FN07 - North Fort Myers Area |
| City: | North Fort Myers |
| County: | Lee |
| Community: | SABAL SPRINGS GOLF AND RACQUET |
| Acres: | 0.16 |
| Lot Sqft: | |

Property Description Public Remarks:

Brand New Roof on this one along with brand new interior paint Gorgeous 2 bed plus den, home offered turn key with expansive view of the golf course. Lanai has been closed in to an Air Conditioned Florida Room adding extra square footage for your Florida Life style. Kitchen has been tastefully updated to include stainless appliances, granite tops and cabinet fronts. Master bathe has been updated with seamless glass shower. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffle Board, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 5 LOT 3

Features

Legal Description:

| realures | |
|---------------|---|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | tennis court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s) |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower, Ceiling fan(s), Secondary bedrooms split from master bedroom |
| Flooring: | Tile flooring |
| Rooms: | Breakfast area, Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven |
| Financial: | Home owners fee |

Property Information

| r toperty morna | | | | | |
|-----------------------|-------|--------------------------------------|------------------------|-----------------------|--|
| Lot: | | Zoning: | | Elem School: | |
| Block: | 5 | APN: | 22-43-24-07-00005.0030 | Middle School: | |
| Unit: | | Lot Dimensions: | 55 x 100 x 55 x 100 | High School: | |
| Financial Information | | | | | |
| | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | |
| HOA Fee: HOA Freq: | | Maintenance Fee: Maintenance Freq | | Terms: Possession: | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023 page 13 / 48

MLSAdijantage^{*}

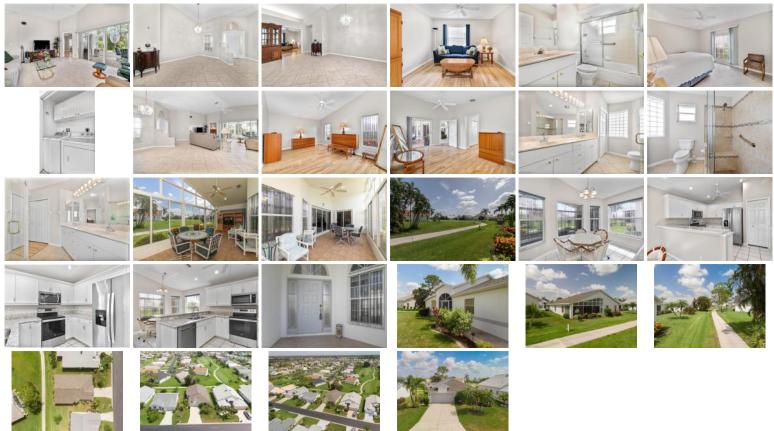
👬 FloridaRealtors

Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 7 Information Continued

Additional Images Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 14 / 48



Brad@BankOnlt.com

Property 8 Information

3941 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

| and the second sec | 004 |
|--|---------|
| | Price: |
| All and a state | Status |
| and the second s | Туре: |
| | Beds: |
| | Full Ba |
| | Half B |
| | Year E |
| | Living |
| | Virtual |
| | 1 |

| | φ040,000 |
|---------------|---------------|
| Status: | Active |
| Гуре: | Single Family |
| Beds: | 2 |
| Full Baths: | 2 |
| lalf Baths: | 0 |
| /ear Built: | 1989 |
| iving Sq Ft: | 1,822 |
| /irtual Tour: | |
| | |

\$349 900

| MLS Listing ID: | 223078212 |
|------------------|--------------------------------|
| MLS Association: | Royal Palm Coast |
| MLS Area: | FN07 - North Fort Myers Area |
| City: | North Fort Myers |
| County: | Lee |
| Community: | SABAL SPRINGS GOLF AND RACQUET |
| Acres: | 0.13 |
| Lot Sqft: | |

Bank On It Realty

Office: (954) 515-0030 Fax: (954) 515-0033

Property Description Public Remarks:

Amazing opportunity to own this exquisite golf course home with an elongated view of the fairway. This GEM is offered turnkey, completely outfitted and tastefully furnished. All you need is your wardrobe. It gets better, roof is nearly new installed August of 2022, upgraded to hurricane Impact window, both bathrooms completely remodeled, sitting room off the master currently outfitted as an office, utility room just inside the garage currently used as a sewing room. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffleboard, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK12 PB 41 PG 19 LOT 5

Legal Description:

Features

| General Info: | Pets on approval |
|------------------|---|
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Breakfast bar, Pantry, Tub and separate shower |
| Flooring: | Tile flooring |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven |
| Financial: | Home owners fee |

Property Information

| r roperty morman | | | | | |
|-----------------------|-----------|-------------------|------------------------|----------------|--|
| Lot: | | Zoning: | | Elem School: | |
| Block: | 12 | APN: | 22-43-24-02-00012.0050 | Middle School: | |
| Unit: | | Lot Dimensions: | 55 x 100 x 55 x 100 | High School: | |
| Financial Information | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: | |
| Taxes: | \$2,615 | Tax Year: | 2022 | Homestead: | |
| | | | | | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 15 / 48

MLSAdijantage^{*}



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 8 Information Continued

Additional Images Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 16 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 9 Information

| r roperty 5 mion | nation | | | | |
|--|--|---|--|---|---|
| | | 3533 Sal Price: Status: Type: Beds: Full Baths: Half Baths: Year Built: Living Sq Ft: Virtual Tour: | \$346,900 Active Single Family 2 2 0 2002 1,816 | Ievard, NORTH FC MLS Listing ID: MLS Association: MLS Area: City: County: Community: Acres: Lot Sqft: photos360.com/idx/185736 | DRT MYERS, FL 33917 223050396 Royal Palm Coast FN07 - North Fort Myers Area North Fort Myers Lee SABAL SPRINGS GOLF AND RACQUET 0.14 |
| Property Descrip | | | | | AND WATER VIEWS. This pet free and smoke |
| Driving Directions | Thermofoil kitchen cabir This sought after, and V \$326 per month paid qu and Restaurant use are ZONE AND FULLY PRO remain with home. Call North on US 41 past the Springs Blvd. to #3533 c | nets with desk, t ery Active, over arterly includes optional. Conve DTECTED WITH Today! e Shell Factory, on your left. | built-in cabinets and work 55 community offers Re Cable and WI-FI, Lawn (eniently located close to H ACCORDION HURRIC | k bench in garage, and a Sol sort type amenities and a C Care, Painting of Exterior ev Restaurants, Entertainment ANE SHUTTERS. Great Ro ngs Golf + Racquet Club. Th | sk in the GB, Spa tub in Master Bath, latube making the guest bathroom light & bright arefree Lifestyle. A low maintenance fee of only ery 7 yrs, Security, and Club Membership. Golf , and Shopping. NOT LOCATED IN A FLOOD oom entertainment center and book shelves urn right at the Guard Gate and follow Sabal |
| Legal Description: | SADAL SPRINGS GUL | | U-4-U FD 00 FG3 41-45 | DEN 4 LUT 12 | |
| Features Water Features: General Info: Style: Community: | Waterfront property, Watervie Pets on approval Ranch style Pool table(s), Community club spa(s), Community tennis cou | bhouse(s), Com | | , Community golf, Communi | ty swimming pool(s), Putting green, Community |
| Stories: | Single story | | ······ · | | |
| Scenery: | Golf course view | | | | |
| Parking: | Attached parking, Automatic g | | arage(s), Paved driveway | , | |
| Construction: | Concrete block\stucco, Stucco Shingle roof | o exterior | | | |
| Roof: Heating/Cooling: | Central air conditioning, Centr | ral heat. Electric | heating. Humidifier | | |
| Interior: | Pantry, Jetted bathtub, Tub ar | | 0 | -in closet(s), Built-in feature | s, Cathedral ceilings |
| Flooring: | Carpet, Tile flooring | • | | | - |
| Beamer Earmal diping room Attic | | | | | |

 Rooms:
 Formal dining room, Attic

 Laundry:
 Indoor laundry room

 Utilities:
 Public sewer services, Public water supply, TV cable available

Inclusions: Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven Financial: Home owners fee

Property Information

| r roperty morman | | | | | | |
|-----------------------|-----------|-------------------|------------------------|----------------|--|--|
| Lot: | | Zoning: | | Elem School: | | |
| Block: | 4 | APN: | 22-43-24-08-00004.0120 | Middle School: | | |
| Unit: | | Lot Dimensions: | 53 x 110 x 55 x 110 | High School: | | |
| Financial Information | | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | | |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: | | |
| Taxes: | \$2,083 | Tax Year: | 2022 | Homestead: | | |
| | | | | | | |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

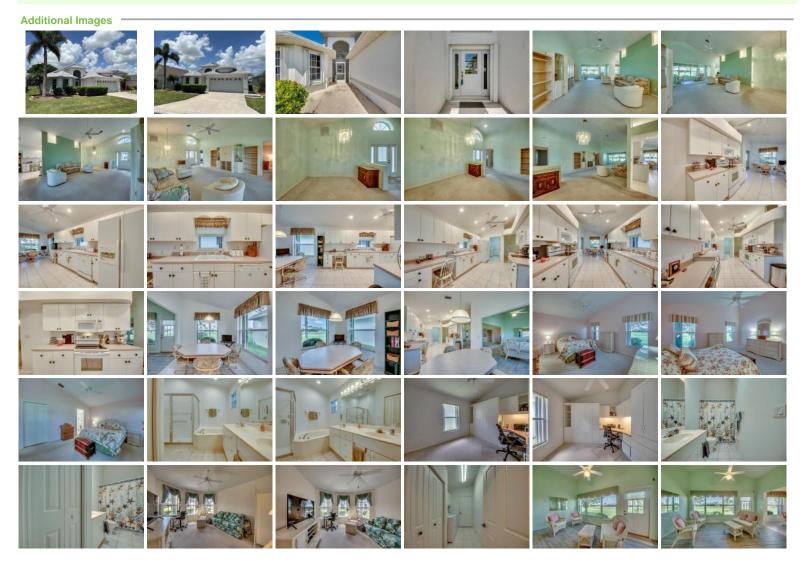
page 17 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 9 Information Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 18 / 48



Brad@BankOnlt.com

Property 10 Information

3781 Gloxinia Drive, NORTH FORT MYERS, FL 33917

| Price: | \$345,500 | MLS Listing ID: | 223050640 |
|---------------|-------------------|------------------|--------------------------------|
| Status: | Sold (10/23/2023) | MLS Association: | Royal Palm Coast |
| Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| Beds: | 2 | City: | North Fort Myers |
| Full Baths: | 2 | County: | Lee |
| Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Year Built: | 2001 | Acres: | 0.14 |
| Living Sq Ft: | 1,623 | Lot Sqft: | |
| Virtual Tour: | | | |
| | | | |

Bank On It Realty

Office: (954) 515-0030 Fax: (954) 515-0033

Property Description Public Remarks:

Extraordinary Kingston Model.. This MASTERPIECE HAS BEEN MAINTAINED from day 1 with an open check book! Stunning upgraded kitchen with stainless steel appliances, and granite tops. Contemporary laminate plank flooring, seamless glass door in the master shower tasteful upgrades to the moldings throughout the home, elongated driveway done in pavers, update light fixture and ceiling fans throughout,, extended lanai for that Florida lifestyle and so much more. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffleboard, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. SABAL SPRINGS UNIT 4-A BLK 20 LOT 7 PB 59 PG 77

Legal Description:

| Features | |
|------------------|---|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower, Secondary bedrooms split from master bedroom |
| Flooring: | Tile flooring |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven |
| Financial: | Home owners fee |

Property Information

| Lot: Block: Unit: | 20 | Zoning: APN: Lot Dimensions: | 22-43-24-06-00020.0070 55 x 100 x 55 x 100 | Elem School: Middle School: High School: | |
|-------------------------|-----------|------------------------------------|---|--|--|
| Financial Information | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | |
| HOA Freq: | Quarterly | Maintenance Freq | i: | Possession: | |
| Taxes: | \$2,501 | Tax Year: | 2022 | Homestead: | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not quaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 19 / 48

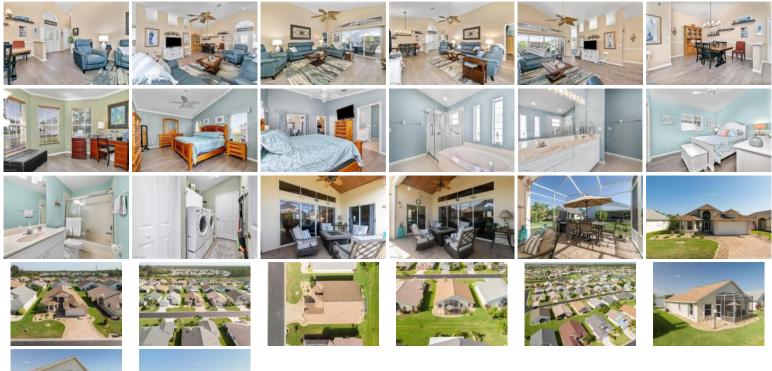


Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 10 Information Continued

Additional Images Continued







The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 20 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 11 Information

3751 Ponytail Palm Court, NORTH FORT MYERS, FL 33917

| | Price: | \$340,000 | MLS Listing ID: | 223022143 |
|------------|---------------|------------------------------|------------------|--------------------------------|
| | Status: | Sold (07/12/2023) | MLS Association: | Royal Palm Coast |
| | Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| 2 | Beds: | 2 | City: | North Fort Myers |
| 1 | Full Baths: | 2 | County: | Lee |
| - Here | Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| | Year Built: | 2003 | Acres: | 0.13 |
| The second | Living Sq Ft: | 2,001 | Lot Sqft: | |
| | Virtual Tour: | https://vimeo.com/812265554/ | 2f9709d3cd | |
| | | | | |

| Property Description | | | | | |
|---|--|--|--|--|--|
| Public Remarks: | GREAT VALUE Great location Sabal Springs over 55 Golf Course Community. New Roof. Updated Kitchen with New Quartz countertops, and New Cabinets. Also, New Stove, Microwave and Dishwasher. Waterproof floors, Updated Bathrooms, and Fresh Paint Throughout. This Beautifully Remodeled Home is Move in Ready. Hurricane Accordion Shutters. Close to Shopping, Restaurants, and I-75. Low Maintenance Fees. Exterior Paint Seven Years Old. Make an Appointment Today to have a Private ViewingClick the Link to take a Virtual Tour | | | | |
| Driving Directions: | Take US 41 North to entrance of Sabal Springs. You must come through the gate from US 41, If you use GPS the directions will bring you to residents entrance. Once You come through the Gate take a left on Sabal Springs Blvd make a slight left on Gloxinia Dr and then a slight left on Ponytail Palm Ct. Home will be on left. | | | | |
| Legal Description: | SABAL SPRINGS GOLF + RAC CLUB U-4-C PB 68 PGS 41-45 BLK 1 LOT 4 | | | | |
| Features | | | | | |
| Style:RanCommunity:Poolspa(Stories:SingParking:AttaConstruction:ConRoof:ShirHeating/Cooling:CenInterior:PanFlooring:TileRooms:AttaicLaundry:IndoUtilities:PubInclusions:Self- | on approval ch style table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community s), Community tennis court(s), Gated community le story ched parking, Automatic garage door, Carport(s), Garage(s) crete block\stucco, Stucco exterior gle roof treal air conditioning, Central heat, Electric heating ry, Tub and separate shower, Walk-in closet(s), Cathedral ceilings flooring or laundry room ic sewer services, Public water supply, TV cable available cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven ie owners fee | | | | |

| Property Information | | | | | | |
|-----------------------|-----------|------------------|------------------------|----------------|--|--|
| Lot: | | Zoning: | | Elem School: | | |
| Block: | 1 | APN: | 22-43-24-08-00001.0040 | Middle School: | | |
| Unit: | | Lot Dimensions: | 54 x 107 x 54 x 107 | High School: | | |
| Financial Information | | | | | | |
| HOA Fee: | \$948 | Maintenance Fee: | | Terms: | | |
| HOA Freq: | Quarterly | Maintenance Freq | : | Possession: | | |
| Taxes: | \$1,416 | Tax Year: | 2021 | Homestead: | | |
| | | | | | | |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 21 / 48

MLSAdijantage*



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 11 Information Continued

Additional Images





The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 22 / 48



Brad@BankOnlt.com

Property 12 Information

Acres: Lot Sqft:

| | Price: | \$339,900 |
|---------------|---------------|---------------|
| | Status: | Pending |
| 1 | Туре: | Single Family |
| and - | Beds: | 3 |
| C.P. | Full Baths: | 2 |
| | Half Baths: | 0 |
| Sector Sector | Year Built: | 1999 |
| | Living Sq Ft: | 1,411 |
| Salar and | Virtual Tour: | |
| | | |

| MLS Listing ID: | 223059288 |
|------------------|--------------------------------|
| MLS Association: | Royal Palm Coast |
| MLS Area: | FN07 - North Fort Myers Area |
| City: | North Fort Myers |
| County: | Lee |
| Community: | SABAL SPRINGS GOLF AND RACQUET |
| Acres: | 0.13 |
| Lat Catt | |

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property Description Public Remarks:

Pride of ownership abounds in this beauty situated in the heart of the community just a short walk to the clubhouse with its many amenities. Freshly painted inside and out, new tile flooring. This popular 3 bedroom on this quiet street won't last long, make your appointment today.Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffleboard, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. SABAL SPGS GOLF + RACQUET CLUB U-3 BLK 18 PB 47 PG31 LOT 18

Legal Description:

| Features | |
|------------------|---|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Carport(s), Garage(s) |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Exterior: | Patio |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower |
| Flooring: | Tile flooring |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Range and Oven |
| Financial: | Home owners fee |
| | |

Property Information

| Lot: | | Zoning: | | Elem School: | |
|-----------------------|-----------|-------------------|------------------------|----------------|--|
| Block: | 18 | APN: | 22-43-24-04-00018.0180 | Middle School: | |
| Unit: | | Lot Dimensions: | 55 x 100 x 55 x 100 | High School: | |
| Financial Information | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: | |
| Taxes: | \$1,763 | Tax Year: | 2022 | Homestead: | |
| Taxes: | \$1,763 | Tax Year: | 2022 | Homestead: | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 23 / 48

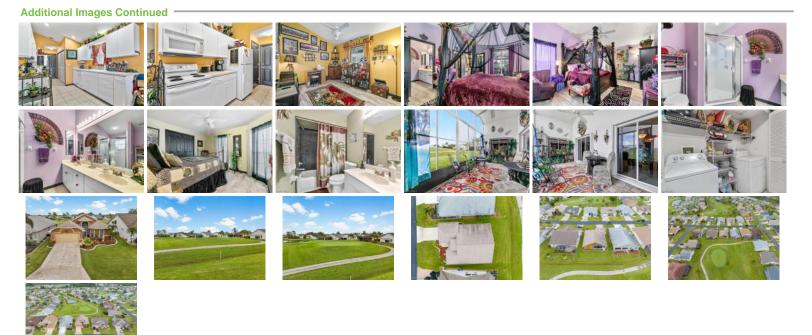
MLSAdŷantage^{*}



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 12 Information Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 24 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 13 Information

| | Price: | \$339,000 | MLS Listing ID: | 223077730 |
|--|---------------|---------------|------------------|--------------------------------|
| Marsh St. and Marsh | Status: | Active | MLS Association: | Royal Palm Coast |
| | Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| | Beds: | 2 | City: | North Fort Myers |
| SIDAL SPRINGS | Full Baths: | 2 | County: | Lee |
| A CONTRACTOR OF A CONTRACTOR O | Half Baths: | 1 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| | Year Built: | 1990 | Acres: | 0.13 |
| | Living Sq Ft: | 1,764 | Lot Sqft: | |
| | Virtual Tour: | | | |

| Public Remarks: Driving Directions Legal Description | Situated in the desirable Gated secure Community of Sabal Springs Golf & Racquet Club. Large Furnished Spacious HOME ! Double front Door Entry with tiled hallway. Paved driveway to doorway! Serene Private Back Yard, Home is bounded by woodland teeming with wild life and lovely bird song. Home secured by Roll safe Shutters offering security and privacy. Extra Large Lanai 19x18 suitable for enjoying outdoor Florida Life. Cathedral ceilings, Family room, Eat in Kitchen, Large walk in closet in Master suite, in house laundry room. BRAND NEW ROOF IN FEBRUARY 2023, JUST a few of the upgrades include: Repipe in 2020, New water heater 2020, Culligan water system, Maytag washer & dryer 2013, Refrigerator 2021, new garage door opener 2022. This is a very active community offers Resort style amenities, Low maintenance fee of \$326 per month paid quarterly, includes cable and WI-FI, Lawn Care, Painting of Exterior every 7 yrs. Security and club membership. Golf and Restaurant use are optional. You will love riding your bike or visiting with your neighbors. Conveniently located close to Restaurants, Shopping, and downtown area, 1-75 7 SWFL International Airport 30 minutes. North on US-41 past the Shell Factory, Turn right into Sabal Springs Golf & Racquet Club. Turn left at the Guard Gate and follow Sabal Springs Blvd to 3848 on your left. SABAL SPGS GOLF+RACQUET CL U-2 BLK 14 PB 43 PG 78 LOT 16 | | | |
|--|--|--|--|--|
| Features —— | | | | |
| General Info: | Pets on approval | | | |
| Style: | Ranch style | | | |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community spa(s), Community tennis court(s), Gated community | | | |
| Stories: | Single story | | | |
| Parking: | Attached parking, Garage(s) | | | |
| Construction: | Concrete block\stucco, Stucco exterior | | | |
| Roof: | Shingle roof | | | |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating Pantry, Tub and separate shower, Ceiling fan(s), Walk-in closet(s), Cathedral ceilings | | | |
| Interior: Flooring: | Carpet, Tile flooring | | | |
| Rooms: | Formal dining room, Attic | | | |
| Laundry: | Indoor laundry room | | | |
| Utilities: | TV cable available | | | |
| Inclusions: | Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven | | | |
| Financial: | Home owners fee | | | |
| Property Inform | ation | | | |
| | | | | |

| Lot: Block: Unit: | 14 | Zoning: APN: Lot Dimensions: | 22-43-24-03-00014.0160 64 x 98 x 54 x 99 | Elem School: Middle School: High School: | | |
|-------------------------|-----------------------|------------------------------------|---|--|--|--|
| Financial Informa | Financial Information | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | | |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: | | |
| Taxes: | \$3,470 | Tax Year: | 2022 | Homestead: | | |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 25 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 13 Information Continued













































The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 26 / 48



Brad@BankOnlt.com

Property 14 Information

3289 Clubview Drive, NORTH FORT MYERS, FL 33917

| Price: | \$330,000 | MLS Listing ID: | 223019708 |
|---------------|-------------------|------------------|--------------------------------|
| Status: | Sold (05/30/2023) | MLS Association: | Royal Palm Coast |
| Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| Beds: | 2 | City: | North Fort Myers |
| Full Baths: | 2 | County: | Lee |
| Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Year Built: | 1990 | Acres: | 0.14 |
| Living Sq Ft: | 2,507 | Lot Sqft: | |
| Virtual Tour: | | | |
| | | | |

Property Description

Public Remarks:

Perfectly located in the heart of the community on the golf course, short walk to the Clubhouse, restaurant and over sized pool. This beauty comes turn key including the golf cart. This one has a new roof 4/2022, and the plumbing has been updated. Solid surface floors, tile and laminate and an over sized screened lanai. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffle Board, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. Make you appointment today for this one. SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK11 PB 41 PG 19 LOT 13

Legal Description:

| Features ——— | |
|---|---|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Breakfast bar, Pantry, Kitchen isle, Tub and separate shower, Ceiling fan(s), Secondary bedrooms split from master bedroom |
| Flooring: | Carpet, Tile flooring |
| Rooms: | Breakfast area, Attic |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer |
| Financial: | Home owners fee |
| Stories: Scenery: Parking: Construction: Roof: Heating/Cooling: Interior: Flooring: Rooms: Utilities: Inclusions: | spa(s), Community tennis court(s), Gated community Single story Golf course view Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway Concrete block\stucco, Stucco exterior Shingle roof Central air conditioning, Central heat, Electric heating Breakfast bar, Pantry, Kitchen isle, Tub and separate shower, Ceiling fan(s), Secondary bedrooms split from master bedroom Carpet, Tile flooring Breakfast area, Attic Public sewer services, Public water supply, TV cable available Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer |

Property Information

| Lot: | | Zoning: | | Elem School: |
|-------------------|------|-----------------|------------------------|----------------|
| Block: | 11 | APN: | 22-43-24-02-00011.0130 | Middle School: |
| Unit: | | Lot Dimensions: | 55 x 100 x 55 x 100 | High School: |
| Financial Informa | tion | | | |

Financial Information

| HOA Fee: | \$978 | Maintenance Fee: | | Terms: |
|-----------|-----------|-------------------|------|-------------|
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: |
| Taxes: | \$2,983 | Tax Year: | 2021 | Homestead: |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 27 / 48



11/17/2023

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 14 Information Continued

Additional Images Continued







The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 28 / 48



Brad@BankOnlt.com

Property 15 Information

3290 Clubview Drive, NORTH FORT MYERS, FL 33917

| Price: | \$329,900 | MLS Listing ID: | 223068298 |
|---------------|---------------|------------------|--------------------------------|
| Status: | Active | MLS Association: | Royal Palm Coast |
| Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| Beds: | 2 | City: | North Fort Myers |
| Full Baths: | 2 | County: | Lee |
| Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Year Built: | 1993 | Acres: | 0.14 |
| Living Sq Ft: | 1,816 | Lot Sqft: | |
| Virtual Tour: | | | |

Bank On It Realty

Office: (954) 515-0030 Fax: (954) 515-0033

Property Description Public Remarks:

Welcome to your dream retirement home! Best view in the community! This charming 1800 sq. ft. residence, nestled within a vibrant 55+ community, offers the pinnacle of lakeside living. With 2 bedrooms and a den, you'll have plenty of space for all your needs. There are also 2 bathrooms for your convenience. As well a 2 car garage. Enjoy breathtaking, unobstructed lake views from every angle, making every day a serene retreat. The oversized screened-in lanai adds a perfect touch to your outdoor enjoyment. The HOA takes care of your every need, covering basic cable and internet, ensuring your lawn is perfectly manicured, refreshing the exterior paint every seven years, and even includes a spacious two-car garage. Your safety is our priority with a manned guard gate, providing peace of mind 24/7. Don't miss this opportunity to savor the best of retirement living in this stunning lakefront haven! SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK 5 PB 41 PG 19 LOT 4

Legal Description: Fosturos

| Features —— | |
|------------------|---|
| Water Features: | Lake view, Waterfront property |
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Garage(s) |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Exterior: | Patio |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower, Ceiling fan(s), Vaulted ceilings |
| Flooring: | Carpet, Tile flooring, Vinyl flooring |
| Utilities: | Public sewer services, Public water supply |
| Inclusions: | Cooktop range, Dishwasher, Refrigerator, Clothes washer, Clothes dryer |
| | |

Property Information

| i toperty information | | | | |
|-----------------------|---------|-------------------|------------------------|----------------|
| Lot: | | Zoning: | | Elem School: |
| Block: | 5 | APN: | 22-43-24-02-00005.0040 | Middle School: |
| Unit: | | Lot Dimensions: | 112 x 212 x 131 x 212 | High School: |
| Financial Informati | ion | | | |
| HOA Fee: | | Maintenance Fee: | \$978 | Terms: |
| HOA Freq: | | Maintenance Freq: | Quarterly | Possession: |
| Taxes: | \$1,965 | Tax Year: | 2022 | Homestead: |
| | | | | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. page 29 / 48 11/17/2023

MLSAdijantage^{*}



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 15 Information Continued

Additional Images Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 30 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 16 Information

| | 34 |
|---------------------------|--------|
| | Price |
| | Statu |
| | Туре |
| ALL THE DESIGN ME THE | Beds |
| | Full I |
| | Half |
| | Year |
| Andreas Project - General | Livin |
| Emelonan | Virtu |

3448 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

| ce: | \$329,000 | MLS Listing ID: | 223042810 | |
|------------|--|------------------|--------------------------------|--|
| atus: | Sold (07/24/2023) | MLS Association: | Royal Palm Coast | |
| pe: | Single Family | MLS Area: | FN07 - North Fort Myers Area | |
| ds: | 3 | City: | North Fort Myers | |
| ll Baths: | 2 | County: | Lee | |
| If Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET | |
| ar Built: | 2001 | Acres: | 0.15 | |
| ing Sq Ft: | 2,162 | Lot Sqft: | | |
| tual Tour: | https://tour.realtoursswfl.com/sites/dnkklwe/unbranded | | | |

| Property Descrip | otion ———— | | |
|--------------------------------------|--|---|--|
| Public Remarks: Legal Description | Gorgeous home in the wonderful 55+ Sabal Springs Golf & Racquet Club. Beautiful curb appeal with newly epoxied driveway, walkwa garage. Lush landscaping with easy maintenance rock bedding all around the house. Fall in love with this bright and welcoming home offering 2020 Roof, 2019 AC and 2022 Water heater. New laminate flooring throughout plus updated lighting and fans. The kitchen ha Corian counters with lots of cabinets for storage plus a pantry and a Newer stove and microwave. Convenient laundry closet with a ful washer and dryer plus storage. 3 lovely bedrooms including a large main bedroom with a big walk in closet, slider doors to the lanai at tastefully updated ensuite bathroom with dual sink vanity and a beautiful tiled shower. Relax on the private and breezy lanai or stroll a the yard and do some gardening. Sabal Springs offers an executive golf course plus loads of amenities to include, tennis, shuffleboard pickleball, a community pool and spa, restaurant and more! It's a great community to meet people and make lasting friends. Make a vitoday and see this beautiful move in ready home and start living the Florida lifestyle. SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 7 LOT 6 | | |
| Features | | | |
| General Info: | Pets on approval | | |
| Style: | Ranch style | | |
| Community: | Pool table(s), Community clubhouse(s), Community golf, C court(s), Gated community | Community swimming pool(s), Putting green, Community spa(s), Community tennis | |
| Stories: | Single story | | |
| Parking: | Attached parking, Automatic garage door, Garage(s) | | |
| Construction: | Concrete block\stucco, Stucco exterior | | |
| Roof: | Shingle roof | | |
| Exterior: | Patio | | |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating | | |
| Interior: | Pantry, Tub and separate shower, Ceiling fan(s), Walk-in c | closet(s) | |
| Flooring: | Tile flooring | | |
| Rooms: | Attic | | |
| Laundry: | Indoor laundry room | | |
| Utilities: | Public sewer services, Public water supply | | |
| Inclusions: | Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven | | |
| Financial: | Home owners fee | | |
| Property Inform | ation | | |
| Lot: | Zoning: | Elem School: | |

| Lot: Block: Unit: | 7 | Zoning: APN: Lot Dimensions: | 22-43-24-07-00007.0060 54 x 122 x 54 x 116 | Elem School: Middle School: High School: |
|-------------------------|-----------|------------------------------------|---|--|
| Financial Information | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: |
| Taxes: | \$2,438 | Tax Year: | 2022 | Homestead: |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 31 / 48

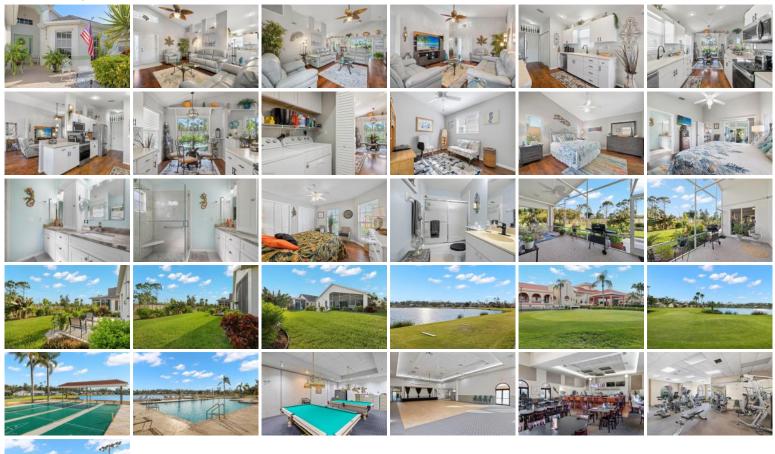


Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 16 Information Continued





The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 32 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 17 Information

| | PROPERTY. |
|---------------------------------------|-----------|
| A A A A A A A A A A A A A A A A A A A | |
| | |
| | - |

3898 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

| Price: | \$325,000 |
|---------------|-------------------|
| Status: | Sold (10/11/2023) |
| Туре: | Single Family |
| Beds: | 3 |
| Full Baths: | 2 |
| Half Baths: | 0 |
| Year Built: | 1990 |
| Living Sq Ft: | 1,576 |
| Virtual Tour: | |

| , INCINITI I |
|---------------------|
| MLS Listing ID: |
| MLS Association: |
| MLS Area: |
| City: |
| County: |
| Community: |
| Acres: |
| Lot Sqft: |
| |

223056859 Royal Palm Coast FN07 - North Fort Myers Area North Fort Myers l ee SABAL SPRINGS GOLF AND RACQUET 0.12

Property Description Public Remarks:

Picture perfect furnished 3 bedroom home offered with many upgrades including update kitchen including cabinets, stainless steel appliances and granite counter tops, over sized tile flooring on the diagonal, stunning front door entry with leaded glass pane and insert. Over sized finished lanai under truss, oversized outdoor patio in the rear of the home peaceful preserve like setting. 2 guest bedrooms with fresh burber carpeting, Impeccable maintained landscaping, Roof 2023. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffleboard, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. SABAL SPGS GOLF+RACQUET CL U-2 BLK 14 PB 43 PG 78 LOT 9

Legal Description:

Features G

| General Info: | Pets on approval |
|---------------|---|
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | spa(s), Community tennis court(s), Gated community |
| Stories: | Single story |
| Lot: | Oversized lot |

| Stories: | Single story |
|------------------|---|
| Lot: | Oversized lot |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Exterior: | Patio |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Breakfast bar, Pantry, Tub and separate shower, Secondary bedrooms split from master bedroom |
| Flooring: | Carpet, Tile flooring |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Range and Oven |

Property Information

| i toperty morman | | | | | | |
|-----------------------|---------|-------------------|------------------------|----------------|--|--|
| Lot: | | Zoning: | | Elem School: | | |
| Block: | 14 | APN: | 22-43-24-03-00014.0090 | Middle School: | | |
| Unit: | | Lot Dimensions: | 55 x 100 x 55 x 100 | High School: | | |
| Financial Information | | | | | | |
| HOA Fee: | | Maintenance Fee: | \$978 | Terms: | | |
| HOA Freq: | | Maintenance Freq: | Quarterly | Possession: | | |
| Taxes: | \$3,056 | Tax Year: | 2022 | Homestead: | | |
| | | | | | | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housin 11/17/2023

page 33 / 48

MLSAdijantage^{*}



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 17 Information Continued

Additional Images Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 34 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 18 Information

| DWFLAMES | | 3705 Sab Price: Status: Type: Beds: Full Baths: Half Baths: Year Built: Living Sq Ft: Virtual Tour: | al Springs Boo \$320,000 Active Single Family 3 2 1 1993 1,408 | ulevard, NORTH FC MLS Listing ID: MLS Association: MLS Area: City: County: County: Acres: Lot Sqft: | ORT MYERS, FL 33917 223063907 Royal Palm Coast FN07 - North Fort Myers Area North Fort Myers Lee SABAL SPRINGS GOLF AND RACQUET 0.16 |
|--|---|---|---|---|---|
| Property Descrip Public Remarks: | You'll thrive in the Sabal | | | | This home features 3 bedrooms and 2.5 the 1/2 bath. Large walk-in closet in the |
| Driving Directions | pickleball, oversized poo tennis, shuffleboard, yog US \$! N orth the Shell Fa after passing through gu | ol, spa, exercise a and more. Yo actory turn right ard gate and foll | room, on-site restaura ou won't find a more aff into Sabal Springs. At low Sabal springs all a | Int, gated guard gate and patr ordable community with all the Guard gate give them the add round to the back. Do not use | dress and present them with a card. Turn left |
| Features | | | | | |
| General Info: Style: Community: Stories: Lot: Parking: Construction: Roof: Heating/Cooling: Interior: Flooring: Rooms: Laundry: Utilities: Inclusions: | Pets on approval Ranch style Pool table(s), Community club spa(s), Community tennis cou Single story Corner lot Attached parking, Automatic g Concrete block\stucco, Stucco Shingle roof Central air conditioning, Centr Pantry, Tub and separate shor Carpet, Tile flooring, Vinyl floo Master bedroom on main floor Laundry area in garage/carpoi Public sewer services, Public | rt(s), Gated com arage door, Gar exterior al heat, Electric wer, Vaulted cei ring , Attic t water supply, T\ | imunity rage(s), Paved drivewa heating lings, Walk-in closet(s) / cable available | y , Secondary bedrooms split fr | y swimming pool(s), Putting green, Community om master bedroom |

Property Information

| Zoning: APN: Lot Dimensions: | 22-43-24-03-00016.0130 75 x 100 x 62 x 100 | Elem School: Middle School: High School: | SCHOOL CHOICE SCHOOL CHOICE SCHOOL CHOICE | | | | |
|------------------------------------|---|---|--|--|--|--|--|
| Financial Information | | | | | | | |
| Maintenance Fee: | \$978 | Terms: | | | | | |
| Maintenance Freq | Quarterly | Possession: | | | | | |
| Tax Year: | 2022 | Homestead: | | | | | |
| | APN: Lot Dimensions: Maintenance Fee: Maintenance Freq | APN: 22-43-24-03-00016.0130 Lot Dimensions: 75 x 100 x 62 x 100 Maintenance Fee: \$978 Maintenance Freq: Quarterly | APN:22-43-24-03-00016.0130Middle School:Lot Dimensions:75 x 100 x 62 x 100High School:Maintenance Fee:\$978Terms:Maintenance Freq:QuarterlyPossession: | | | | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 35 / 48

MLSAdiŷantage^{*}

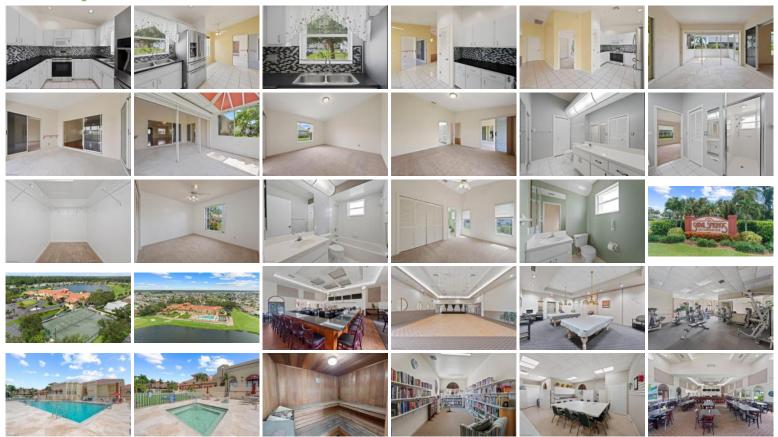


Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 18 Information Continued

Additional Images Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 36 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 19 Information

| All Maria | 17712 Dra | acena Circle, NORTH | I FORT MYE | RS, FL 33917 |
|--|---------------|--------------------------------|--------------------|-------------------------------------|
| | Price: | \$310,000 | MLS Listing ID: | 223068073 |
| | Status: | Active | MLS Association: | Royal Palm Coast |
| | Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| | Beds: | 2 | City: | North Fort Myers |
| | Full Baths: | 2 | County: | Lee |
| | Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| | Year Built: | 1989 | Acres: | 0.13 |
| | Living Sq Ft: | 1,498 | Lot Sqft: | |
| AND AN ADDRESS OF A DECEMBER O | Virtual Tour: | https://view.paradym.com/idx/1 | 7712-Dracena-Circl | e-North-Fort-Myers-FL-33917/4828799 |

| Property Descri | otion | | | |
|------------------------|---|---|-----------------------------------|---|
| Public Remarks: | You & Your Guests Will Feel At Home In The Gated 55+ Sabal Springs Golf & Racquet Club Community * Beautiful Curb Appeal Incl: Brick Paver Driveway & Continuous Curbing Along The Gardens * Freshly Painted Exterior On This Single Story Home * Screened Front Entry For Fabulous Breezes * Split Bedrooms * Brand New Roof * Hurricane Windows * Newer HVAC * Updated Primary Bth * Re-Piped In 2016 No Carpet * 2 Pantries * Vaulted Living Room * 1.5 Car Gar Can Accommodate 2 Mid-Sized Cars * 300 Under Truss Enclosed Lanai-Great For Entertaining & Year Round Use * LOW HOA FEES Incl: Lawn Care, Cable/Internet & Exterior Paint * Just 1 Block From The Newly Remodeled Clubhouse W/Resort Style Amenities Including Shuffleboard & Pickleball * A Heated Community Pool & Spa * Putting Green * Fitness Room * Game & Billiards Room * Plus Paths For Golf Carting Past Lush Gardens * Restaurant/Bar * Optional Yearly Golf Membership Or Pay As You Play At The Executive Length, Par 60, 18-Hole Golf Course * Close To The Grocery Store, River, Beaches & The Vibrant Downtown Area W/Lots Of Restaurants & Shops * Start Living Your New SW Florida Lifestyle * Set Up A Private Or Virtual Showing! SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK10 PB 41 PG 20 LOT 16 | | | |
| Features | | | | |
| General Info: | Pets on approval | | | |
| Style: | Ranch style | | | |
| Community: | (). | councered community court(s), Gated community | | olf, Community swimming pool(s), Putting green, Community |
| Stories: | Single story | count(s), Galed communit | у | |
| Parking: | 0, | tic garage door, Garage(s |) | |
| Construction: | Concrete block\stucco, St | |) | |
| Roof: | Shingle roof | | | |
| Heating/Cooling: | Central air conditioning, C | entral heat, Electric heatin | g | |
| Interior: | Pantry, Tub and separate | shower, Ceiling fan(s), Wa | alk-in closet(s), Secondary bedro | oms split from master bedroom, Built-in features, Cathedral |
| | ceilings | | | |
| Flooring: | Tile flooring | a b c c c c c c c c c c | | |
| Rooms: | Master bedroom on main | | | |
| Laundry: Utilities: | Laundry area in garage/ca Public sewer services, Pu | • | | |
| Inclusions: | | | washer, Clothes dryer, Range ar | nd Oven |
| Financial: | Home owners fee | | Wallion, Clourice aryon, Hange ar | |
| Property Inform | ation ——— | | | |
| Lot: | | Zoning: | | Elem School: |
| Block: | 10 | APN: | 22-43-24-02-00010.0160 | Middle School: |
| Unit: | | Lot Dimensions: | 60 x 99 x 53 x 99 | High School: |

| Unit. | LOI | Dimensions: 0 | 50 x 99 x 53 x 99 | Figh School. |
|------------------------------|-------------|-------------------|-------------------|--------------|
| Financial Information | | | | |
| HOA Fee: \$97 | 78 Mai | intenance Fee: | | Terms: |
| HOA Freq: Qua | arterly Mai | Maintenance Freq: | | Possession: |
| Taxes: \$2, | 799 Tax | x Year: 2 | 2022 | Homestead: |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 37 / 48



11/17/2023

Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 19 Information Continued



















































AL AN

















The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 38 / 48



Brad@BankOnlt.com

Property 20 Information

17721 Pineapple Palm Court, NORTH FORT MYERS, FL 33917

| Marth of the Marth | Pric |
|--------------------|-------|
| | Stat |
| | Тур |
| | Bed |
| | Full |
| 3 3 | Half |
| | Yea |
| 20 00 10 10 10 10 | Livir |
| | Virtu |
| | |

| ice: | \$300,000 |
|-------------|---------------|
| atus: | Active |
| vpe: | Single Family |
| eds: | 3 |
| ull Baths: | 2 |
| alf Baths: | 0 |
| ear Built: | 1996 |
| ving Sq Ft: | 1,407 |
| rtual Tour: | |
| | |

| | 1 141 1 |
|------------------|---------|
| MLS Listing ID: | 223059 |
| MLS Association: | Royal I |
| MLS Area: | FN07 - |
| City: | North F |
| County: | Lee |
| Community: | SABAL |
| Acres: | 0.14 |
| Lot Sqft: | |

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

> 9061 Palm Coast North Fort Myers Area Fort Myers L SPRINGS GOLF AND RACQUET

Property Description

Public Remarks:

Legal Description:

Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffleboard, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly.Popular Martinique model 3 bed 2 bath and 2 car garage home on a quiet cul de sac situated on the golf course with expansive views. Motivated seller so yes this one is priced to sell. SABAL SPGS GOLF + RACQUET CLUB U-3 BLK 18 PB 47 PG31 LOT 22

Features

| i catales | |
|------------------|--|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community golf, Community swimming pool(s), Putting green, Community spa(s), Community tennis |
| | court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower, Ceiling fan(s), Secondary bedrooms split from master bedroom |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public water supply |
| Inclusions: | Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Range and Oven |
| Financial: | Home owners fee |

Property Information

| r roperty morman | | | | |
|---------------------|-----------|-------------------|------------------------|----------------|
| Lot: | | Zoning: | | Elem School: |
| Block: | 18 | APN: | 22-43-24-04-00018.0220 | Middle School: |
| Unit: | | Lot Dimensions: | 55 x 100 x 55 x 100 | High School: |
| Financial Informati | ion | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: |
| HOA Freq: | Quarterly | Maintenance Freq: | | Possession: |
| Taxes: | \$3,266 | Tax Year: | 2022 | Homestead: |
| | | | | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not quaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

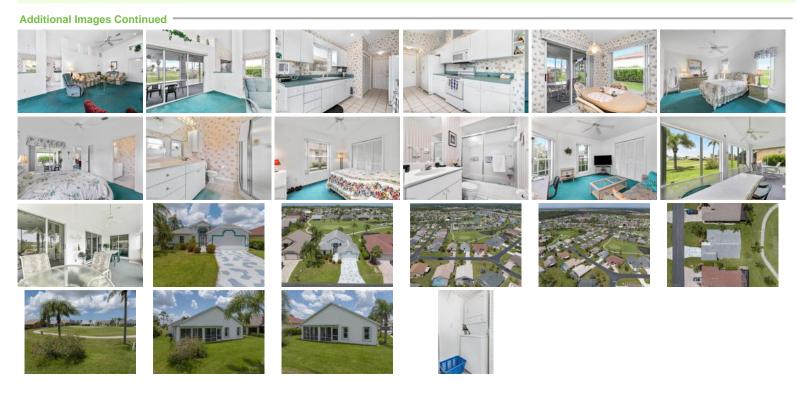
page 39 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 20 Information Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 40 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 21 Information

| | 17730 |
|---------|-------------|
| | Price: |
| | Status: |
| | Type: |
| | Beds: |
| | Full Baths: |
| a | Half Baths |
| | Year Built: |
| | Living Sq I |
| SWELARS | Virtual Tou |

17730 Dracena Circle, NORTH FORT MYERS, FL 33917

| Price: | \$299,900 | MLS Listing ID: | 223035799 |
|---------------|---------------|------------------|--------------------------------|
| Status: | Active | MLS Association: | Royal Palm Coast |
| Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |
| Beds: | 2 | City: | North Fort Myers |
| Full Baths: | 2 | County: | Lee |
| Half Baths: | 0 | Community: | SABAL SPRINGS GOLF AND RACQUET |
| Year Built: | 1989 | Acres: | 0.14 |
| Living Sq Ft: | 1,406 | Lot Sqft: | |
| Virtual Tour: | | | |

Property Description Public Remarks: Freshly painted a warm Mediterranean gold, this two bedroom house is comfortably situated ashort distance from the treasured Sabal Springs Clubhouse. Nestled between lovely neighbors17730 Dracena Circle boasts a new roof as well as a new 16 SEER rated AC system compliantwith Floridas latest 2023 HVAC requirements. This home can offer its new family an ocean of possibilities! The spacious Florida Roomcould be an office, project room, or a casual gathering space. Add a pull-out sofa and you have a third sleeping area for your guests. The oversized garage has space for a work bench and there is room out back to add the perfect lanai. Amenity rich Sabal Springs Golf and Racquet Club will not disappoint, featuring a fantasticrestaurant, 18 hole golf course, tennis courts, pickle ball, swimming pool, workout facility, Wi-Fi, cable, TV, great security, evening patrol and social events galore! You can enjoy the drivingrange as you hit balls into the picturesque club lake and still meet your friends for cocktailsback at the bar by sunset. Regarding storms, Hurricane lan was one of the worst for our area on record. SabalSprings suffered some roof shingle and tree damage but fortunately this beloved community isfar enough from the actual coast that it remains remarkably protected from the brunt of a land fall. SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK10 PB 41 PG 20 LOT 19 Legal Description: **Features** Pets on approval General Info: Ranch style Style: Pool table(s), Community clubhouse(s), Community golf, Community swimming pool(s), Putting green, Community spa(s), Community tennis Community: court(s), Gated community Single story Stories: Attached parking, Automatic garage door, Carport(s), Garage(s) Parking: Concrete block\stucco, Stucco exterior Construction: Shingle roof Roof: Patio Exterior: Central air conditioning, Heat pump, Electric heating Heating/Cooling: Pantry, Tub and separate shower, Ceiling fan(s) Interior: Carpet, Tile flooring Flooring: Attic Rooms: Laundry area in garage/carport Laundry: Public sewer services, Public water supply, TV cable available Utilities: Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven Inclusions: Home owners fee Financial: **Property Information**

| Lot: Block: Unit: | 10 | Zoning: APN: Lot Dimensions: | 22-43-24-02-00010.0190 55 x 100 x 55 x 100 | Elem School: Middle School: High School: | |
|-------------------------|-----------|------------------------------------|---|--|--|
| Financial Information | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: | |
| HOA Freq: | Quarterly | Maintenance Freq | : | Possession: | |
| Taxes: | \$2,819 | Tax Year: | 2022 | Homestead: | |

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not quaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housi

page 41 / 48



11/17/2023

Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 21 Information Continued

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 42 / 48



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 22 Information

| | 3 P |
|--|--------|
| | |
| A CONTRACTOR OF A CONTRACTOR OFTA CONTRACTOR O | S |
| | T |
| | В |
| | F |
| | Н |
| | Y |
| | Li |
| | V |

| 3751 S | abal Springs Boເ | levard, NORTH FC | ORT MYERS, FL 33917 |
|---------|------------------|------------------|------------------------------|
| Price: | \$299,900 | MLS Listing ID: | 223054483 |
| Status: | Active | MLS Association: | Royal Palm Coast |
| Туре: | Single Family | MLS Area: | FN07 - North Fort Myers Area |

| leds: | 2 |
|---------------|-------|
| ull Baths: | 2 |
| lalf Baths: | 0 |
| 'ear Built: | 1990 |
| iving Sq Ft: | 1,376 |
| 'irtual Tour: | |

| MLS Listing ID: | 223054 |
|------------------|---------|
| MLS Association: | Royal F |
| MLS Area: | FN07 - |
| City: | North F |
| County: | Lee |
| Community: | SABAL |
| Acres: | 0.13 |
| Lot Sqft: | |

Homestead:

223054483 Royal Palm Coast FN07 - North Fort Myers Area North Fort Myers Lee SABAL SPRINGS GOLF AND RACQUET 0.13

| | | | Virtual Tour: | | | |
|---|--|--|--|---|--|--|
| comfor your cu these r ambian Take a located lifestyle own! | | comfort, style, and co your culinary needs. these recent upgrade ambiance, ideal for e Take a dip in the refr located near shoppin lifestyle in this delight own! | elcome to your dream home in the vibrant 55+ community! This charming 2-bedroom, 2-bathroom residence offers a perfect blend of mfort, style, and convenience. Step inside and be captivated by the meticulously updated kitchen, designed with a modern touch to suit ur culinary needs. The home boasts a new roof and gutters, providing you with peace of mind and protection from the elements. With ese recent upgrades, you can enjoy worry-free living for years to come. Designed for relaxed living, the open layout creates an inviting biance, ideal for entertaining friends and family. Outside, the community comes alive with a range of amenities tailored to active lifestyles. ke a dip in the refreshing pool, stay fit in the fully-equipped fitness center, or engage in social activities in the clubhouse.Conveniently ested near shopping, dining, and entertainment, you'll have everything you need at your fingertips. Embrace a dynamic and enriching 55+ estyle in this delightful home, where modern upgrades meet a welcoming community. Don't miss the opportunity to make this haven your not support to the state of the this haven your support to the total support to the total support to the total support to the total support to the state of the total support. BAL SPGS GOLF+RACQUET CL U-2 BLK 16 PB 43 PG 77 LOT 3 | | | |
| Features — | | | | | | |
| General Info: Style: Community: Stories: Parking: Construction: Roof: Exterior: Heating/Cooling: Interior: Flooring: Laundry: Utilities: Inclusions: | Rance Pool spa(s Singl Attace Conce Shing Patio Cente Tub a Carp Indoo Publi | s), Community tennis of e story hed parking, Garage(erete block\stucco, Stu gle roof ral air conditioning, Ce and separate shower, et, Tile flooring or laundry room c sewer services, Pub | court(s), Gated community s) icco exterior entral heat, Electric heating Ceiling fan(s), Vaulted ceili | ngs, Secondary bedrooms spl | golf, Community swimming pool(s), Putting green, Community | |
| Property Informa | ation | | | | | |
| Lot: | | | Zoning: | | Elem School: | |
| Block: Unit: | 16 | | APN: Lot Dimensions: | 22-43-24-03-00016.0030 55 x 100 x 55 x 100 | Middle School: High School: | |
| | | | | | 0 | |
| Financial Inform | ation | | Maintananas Est | ¢070 | Towno: | |
| HOA Fee: | | | Maintenance Fee: | | Terms: | |
| HOA Freq: | | | Maintenance Freq: | Quarterly | Possession: | |

information on this report is provided and owned by the various multiple listing services (UIS) that participate in this segmention data exchange program and other third parties. Elevide Peatlers and participate

Tax Year:

2022

The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

page 43 / 48

Taxes:

\$2,884

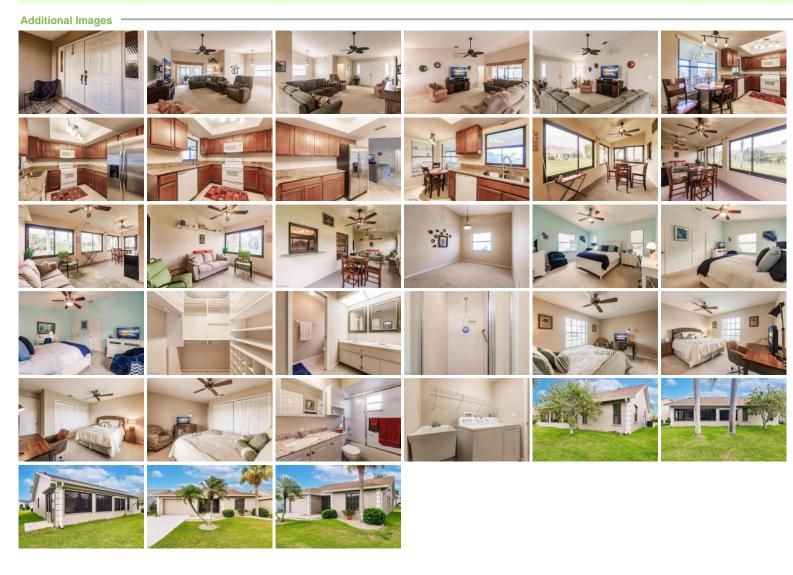


11/17/2023

Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 22 Information Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 44 / 48



Brad@BankOnlt.com

Property 23 Information

3809 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

| and the statement of the state of the state | Price: |
|---|---------------|
| A A A A A A A A A A A A A A A A A A A | Status: |
| | Туре: |
| The second second | Beds: |
| A A A A A A A A A A A A A A A A A A A | Full Baths: |
| | Half Baths: |
| | Year Built: |
| | Living Sq Ft: |
| | Virtual Tour: |

| \$295,000 | MLS Listing ID: |
|-------------------|-----------------|
| Sold (11/15/2023) | MLS Association |
| Single Family | MLS Area: |
| 2 | City: |
| 2 | County: |
| 0 | Community: |
| 1990 | Acres: |
| 1,415 | Lot Sqft: |
| | |

223035564 **Royal Palm Coast** ssociation: FN07 - North Fort Myers Area North Fort Myers Lee SABAL SPRINGS GOLF AND RACQUET 0.14

Bank On It Realty

Office: (954) 515-0030 Fax: (954) 515-0033

Property Description

Public Remarks:

Legal Description:

Brand new roof on this on with easy access to shopping just 1/2 block to residence only gate. Updated tile flooring throughout the common areas, along with freshly installed burber carpeting in the bedrooms. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffle Board, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. Seller is offering a home warranty with accepted offer. SABAL SPGS GOLF+RACQUET CL U-2 BLK 13 PB 43 PG 77 LOT 25

Features -

| Features | |
|------------------|--|
| General Info: | Pets on approval |
| Style: | Ranch style |
| Community: | Pool table(s), Community clubhouse(s), Community golf, Community swimming pool(s), Putting green, Community spa(s), Community tennis |
| - | court(s), Gated community |
| Stories: | Single story |
| Scenery: | Golf course view |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s) |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Exterior: | Patio |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower, Secondary bedrooms split from master bedroom |
| Flooring: | Carpet, Tile flooring |
| Rooms: | Attic |
| Laundry: | Laundry area in garage/carport |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Range and Oven |
| Financial: | Home owners fee |

Property Information

| Lot: Block: Unit: | 13 | Zoning: APN: Lot Dimensions: | 22-43-24-03-00013.0250 55 x 100 x 55 x 100 | Elem School: Middle School: High School: |
|-------------------------|-----------|------------------------------------|---|--|
| Financial Information | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | | Terms: |
| HOA Freq: | Quarterly | Maintenance Freq | : | Possession: |
| Taxes: | \$2,941 | Tax Year: | 2022 | Homestead: |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not quaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 45 / 48

MLSAdijantage^{*}



Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 23 Information Continued





The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 46 / 48



Brad@BankOnlt.com

Property 24 Information

Ρ S Т В F Н Y \)

3601 Gloxinia Drive, NORTH FORT MYERS, FL 33917

| rice: | \$295,000 |
|--------------|---------------|
| tatus: | Pending |
| ype: | Single Family |
| eds: | 2 |
| ull Baths: | 2 |
| lalf Baths: | 0 |
| ear Built: | 2000 |
| iving Sq Ft: | 1,405 |
| irtual Tour: | |
| | |

| MLS Listing ID: | 223075029 | | | |
|------------------|--------------------------------|--|--|--|
| MLS Association: | Royal Palm Coast | | | |
| MLS Area: | FN07 - North Fort Myers Area | | | |
| City: | North Fort Myers | | | |
| County: | Lee | | | |
| Community: | SABAL SPRINGS GOLF AND RACQUET | | | |
| Acres: | 0.12 | | | |
| Lot Sqft: | | | | |

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property Description

Public Remarks:

Legal Description:

Martinique model 2 bedroom plus Den, 2 bath home in the back of the neighborhood, nice and peaceful, brand-new roof, expanded lanai with hot tub, comes partially furnished, newer appliances. Sabal Springs is RICH with amenities including Manned Gate, evening patrol, golf, tennis, Pickle Ball, Shuffleboard, Oversized Pool, Spa, Hot Tub, Exercise Gym, Lawn Care, Exterior Painting, Irrigation, Pest Control, WIFI, Cable and so much more all for just 326.00 a month paid quarterly. Priced to sell, make your appointment today. SABAL SPGS GOLF+RACQUET CL U-3 BLK 15 PB 47 PG 30 LOT 26

Features

| General Info: Style: | Pets on approval Ranch style |
|-------------------------|---|
| Community: | Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community |
| | tennis court(s), Gated community |
| Stories: | Single story |
| Parking: | Attached parking, Automatic garage door, Carport(s), Garage(s), Paved driveway |
| Construction: | Concrete block\stucco, Stucco exterior |
| Roof: | Shingle roof |
| Heating/Cooling: | Central air conditioning, Central heat, Electric heating |
| Interior: | Pantry, Tub and separate shower, Secondary bedrooms split from master bedroom |
| Flooring: | Carpet, Tile flooring |
| Rooms: | Attic |
| Laundry: | Indoor laundry room |
| Utilities: | Public sewer services, Public water supply, TV cable available |
| Inclusions: | Self-cleaning oven, Microwave oven, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven |
| Financial: | Home owners fee |
| | |

Property Information

| rioperty mon | nation | | | | |
|-----------------------|-----------|-------------------------------------|--------------------|--|--|
| Lot: | | Zoning: | Elem School: | | |
| Block: | 15 | APN: 22-43-24-04-00015.0 | 260 Middle School: | | |
| Unit: | | Lot Dimensions: 55 x 100 x 55 x 100 | High School: | | |
| Financial Information | | | | | |
| HOA Fee: | \$978 | Maintenance Fee: | Terms: | | |
| HOA Freq: | Quarterly | Maintenance Freq: | Possession: | | |
| Taxes: | \$3,109 | Tax Year: 2022 | Homestead: | | |

Additional Images



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not quaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 47 / 48

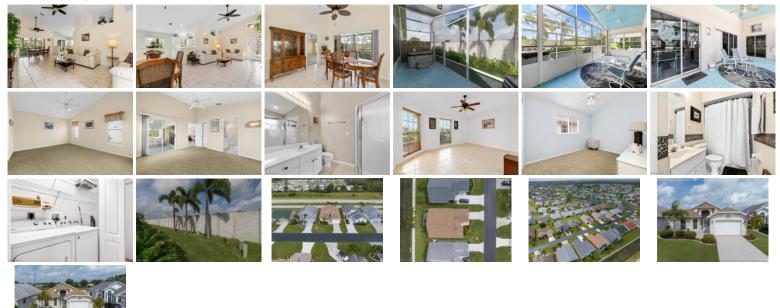


Brad@BankOnlt.com

Bank On It Realty Office: (954) 515-0030 Fax: (954) 515-0033

Property 24 Information Continued

Additional Images Continued



The information on this report is provided and owned by the various multiple listing services (MLS) that participate in this cooperative data exchange program and other third parties. Florida Realtors and participating MLSs do not create, control or review the information displayed herein and while the information is thought to be reliable, it is not guaranteed to be accurate or complete. No warranties, expressed or implied, are provided for the information herein, or for its use or interpretation by you or others. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing. 11/17/2023

page 48 / 48

