

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 1 Information



### 3848 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$275,000	MLS Listing ID:	223077730
Status:	Sold (06/27/2024)	MLS Association:	Royal Palm Coast
Type:	Single Family	MLS Area:	FN07 - North Fort Myers Area
Beds:	2	City:	North Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	1	Community:	SABAL SPRINGS GOLF AND RACQUET
Year Built:	1990	Acres:	0.13
Living Sq Ft:	1,764	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	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 \$348 per month paid quarterly, includes cable and WI-FI, Lawn Care, Painting of Exterior every 7 yrs. 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.
Driving Directions:	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.
Legal Description:	SABAL SPGS GOLF+RACQUET CL U-2 BLK 14 PB 43 PG 78 LOT 16
Private Remarks:	Buyer pays the following \$1,000 capital contribution at time of closing ! Application fee is \$175.00 plus \$40.00 background check per person background check, and \$100 transfer fee all at closing ! All information is deemed accurate,, but not guaranteed! agent/broker is not responsible for any errors. It is the responsibility of the Buyer's Agent to confirm all HOA fees. Email offers to Bernadettedevaney@gmail.com along with attached Sellers Disclosure, Proof of funds or pre-approval letter. Please submit Applications thru <a href="https://buyersapplications.com">https://buyersapplications.com</a> .
Showing Instructions:	Key Box - Supra iBox,Short Notice OK,Sign on Property,Vacant

## 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
Interior:	Pantry, Tub and separate shower, Ceiling fan(s), Walk-in closet(s), Cathedral ceilings
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

## Sold Information

Sold Date:	06/27/2024	Original Price:	\$339,000	Selling Agent:	Karin Purdy
Sold Price:	\$275,000	Sales Team:		Selling Office:	Premiere Plus Realty Company

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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 1 Information Continued

### Property Information

Lot:		Zoning:		Elem School:
Block:	14	APN:	22-43-24-03-00014.0160	Middle School:
Unit:		Lot Dimensions:	64 x 98 x 54 x 99	High School:

### Financial Information

HOA Fee:	\$1,044	Maintenance Fee:		Terms:
HOA Freq:	Quarterly	Maintenance Freq:		Possession:
Taxes:	\$3,470	Tax Year:	2022	Homestead:

### Listing Information

Owner Name:	Terry W Miller	Owner Phone:		Bonus:	
Buyer Agent Comp:		Non Rep Comp:		Trans Agent Comp:	2.5%
Licensee Name:	Bernadette Louise Devaney	Office Name:	Starlink Realty, Inc	Office Address:	5288 Summerlin Commons Way, Fort Myers, FL 33907
Licensee Phone:	(239) 910-4440	Office Phone:	(239) 693-7263	Broker Name:	Ernesto C. Rijavec
Licensee Cell:		Office Fax:	(239) 693-7266	Broker Email:	starlinkrealtyinfo@gmail.com
Licensee Email:	berniesproperty@aol.com	Office Email:	starlinkrealtyinfo@gmail.com		

### 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.

Bradley Freeman

Brad@BankOnIt.com

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

## Property 1 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 2 Information



### 3839 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$275,000	MLS Listing ID:	224027188
Status:	Sold (06/25/2024)	MLS Association:	Royal Palm Coast
Type:	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:	1990	Acres:	0.14
Living Sq Ft:	1,618	Lot Sqft:	
Virtual Tour:			

## Property Description

### Public Remarks:

ONE OF THE MOST AFFORDABLE HOMES IN SABAL SPRINGS, WITH GOLF COURSE AND WATER VIEWS! This 3 BEDROOM, 2 bath home is located along the boulevard with convenient access to both gated entrances, and a short distance to the clubhouse and all of its amenities...making excursions a breeze! The 20' x 21', 2 car garage lets you park your cars or golf cart, and makes driving around the neighborhood or heading to the community restaurant, or tee time both easy and fun. Enjoy the golf course views from the patio out back, or from the comfort of the very large Florida room, complete with pass-through window to the kitchen, and hurricane accordion shutters for added safety. There is no shortage of natural light inside the home, which when combined with the cathedral ceilings in the main living area, makes the rooms feel even bigger adding an additional inviting feeling of space and openness from the moment you walk in. Even the ample laundry room, complete with utility tub and storage closets, has a window bringing the Florida sunshine in. The bedrooms each have ample closet space, with the primary bedroom having two walk-in closets. Both the primary and guest bathrooms have had upgrades, as has the ROOF which was REPLACED IN 2020. Instead of spending more for a home that doesn't fit your style, buy one in the lower price range within this very active 55+ community and update it YOUR WAY! Take in all that this popular community has to offer, including fantastic golfing, convenient clubhouse restaurant, fitness center, newly remodeled community pool and spa, shuffleboard, tennis and pickleball, and countless activities and clubs to join in on! Enjoy Florida life the way you were meant to, and be a part of the fun at Sabal Springs Golf and Racquet Club!

### Driving Directions:

Must enter from main gate off 41. Make a left at gate onto Sabal Springs BLVD. Home is on the right toward back gate.

### Legal Description:

SABAL SPGS GOLF+RACQUET CL U-2 BLK 13 PB 43 PG 78 LOT 19

### Private Remarks:

Owner has moved out due to health reasons. Easy to show on Supra. Carpet is discolored from wear and will likely need to be replaced. Hurricane shutters are only on the Florida room windows, not all of the house. Golf cart is for sale outside of contract, asking \$4000. There is one time capital contribution to be paid by buyer at closing to HOA. There is a special assessment for clubhouse repairs that seller has already paid. Please use AS/IS contract and call listing agent Kathy McKinnon 239-728-8165 with any questions.

### Showing Instructions:

Click Showing Icon, Key Box - Supra iBox, Short Notice OK, Sign on Property

## Features

General Info:	Pets on approval
Style:	Ranch style
Community:	Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Putting green, Community spa(s), Community tennis court(s), Gated community
Stories:	Single story
Scenery:	Golf course view
Parking:	Attached parking, Guest parking, Automatic garage door, 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, Ceiling fan(s), Walk-in closet(s), Secondary bedrooms split from master bedroom, Cathedral ceilings
Flooring:	Carpet, Tile flooring
Laundry:	Indoor laundry room
Utilities:	TV cable available
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven

## Sold Information

Sold Date:	06/25/2024	Original Price:	\$295,000	Selling Agent:	Doug Knox
Sold Price:	\$275,000	Sales Team:		Selling Office:	RE/MAX Realty Team

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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 2 Information Continued

### Property Information

Lot:		Zoning:		Elem School:
Block:	13	APN:	22-43-24-03-00013.0190	Middle School:
Unit:		Lot Dimensions:	57 x 98 x 61 x 100	High School:

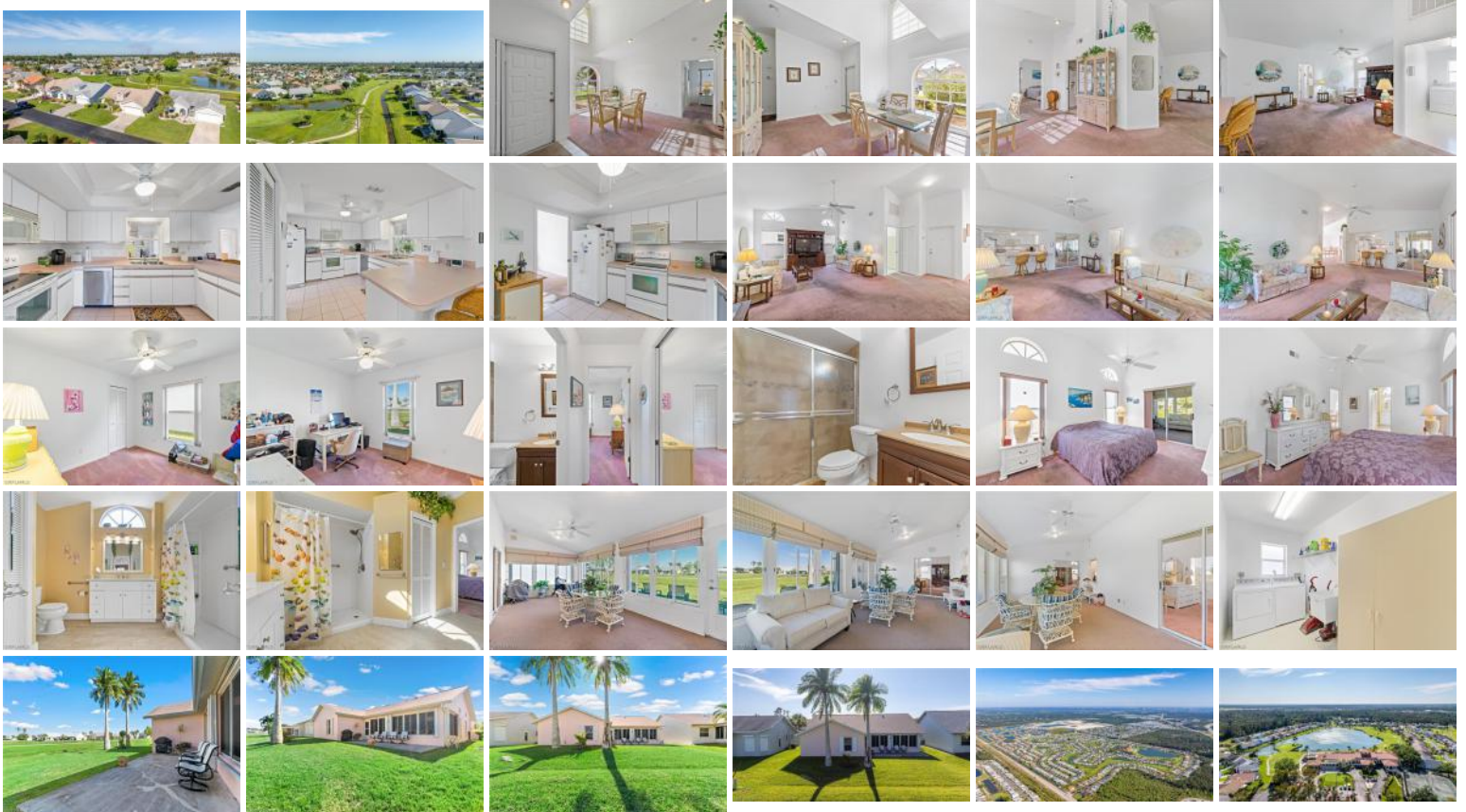
### Financial Information

HOA Fee:		Maintenance Fee:	\$1,044	Terms:
HOA Freq:		Maintenance Freq:	Quarterly	Possession:
Taxes:	\$2,022	Tax Year:	2023	Homestead:

### Listing Information

Owner Name:	Leon Bloomberg	Owner Phone:		Bonus:	
Buyer Agent Comp:		Non Rep Comp:		Trans Agent Comp:	2.5%
Licensee Name:	Kathy I. McKinnon	Office Name:	Point South Realty PA	Office Address:	
Licensee Phone:	(239) 728-8165	Office Phone:	(941) 529-8849		
Licensee Cell:	(239) 728-8165	Office Fax:		Broker Name:	Kathy I. McKinnon
Licensee Email:	pointsouthflorida@gmail.com	Office Email:	pointsouthflorida@gmail.com	Broker Email:	pointsouthflorida@gmail.com

### 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.

Bradley Freeman

Brad@BankOnIt.com

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

## Property 2 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 3 Information



### 3835 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$314,900	MLS Listing ID:	224008362
Status:	Pending	MLS Association:	Royal Palm Coast
Type:	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:	2,246	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	Exceptional golf Course location with elongated view! Paver driveway Continuing right up to the double door entry. Tastefully update ceiling fans and light fixtures, roof new in 2018, living area has been expand with a beautiful air conditioned Florida room bring the square foot total on this beauty to a comfortable 2246 feet! A custom patio and landscape package has been added to the rear of the home making this the ideal golf course location. Porcelain tile runs through the home including the master bedroom, double vanity sinks along with soaking tub and separate shower in this spacious master bathe. 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 348.00 a month paid quarterly.
Legal Description:	SABAL SPGS GOLF+RACQUET CL U-2 BLK 13 PB 43 PG 77 LOT 20
Private Remarks:	Buyer pays the following: One time \$1,000 one time capital contribution at time of closing, Application fee is \$175.00 for US citizens plus a \$40.00 per person background check, and \$100 transfer fee at time of closing. All information deemed reliable, but not guaranteed. <a href="https://buyerapplications.com">https://buyerapplications.com</a> . Seller can remove contents upon request.
Showing Instructions:	Click Showing Icon, Key Box - Supra iBox, Notify Guard, Owner Occupied, Short Notice OK

## 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:	Shingle roof
Exterior:	Patio
Heating/Cooling:	Central air conditioning, Central heat, Electric heating
Interior:	Breakfast bar, Pantry, Tub and separate shower
Flooring:	Tile flooring
Rooms:	Attic
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven

## Property Information

Lot:	Zoning:	Elem School:
Block: 13	APN: 22-43-24-03-00013.0200	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

## Financial Information

HOA Fee:	Maintenance Fee: \$1,044	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$1,989	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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 3 Information Continued

### Listing Information

Owner Name: Gloria H Laplaunt-Graf

Buyer Agent Comp:

Licensee Name: Doug Knox

Licensee Phone: (239) 242-2000

Licensee Cell: (239) 980-2158

Licensee Email: doug\_knox@yahoo.com

Owner Phone:

Non Rep Comp:

Office Name: RE/MAX Realty Team

Office Phone: (239) 242-2000

Office Fax: (239) 242-2028

Office Email: YoselynH@Remax.net

Bonus:

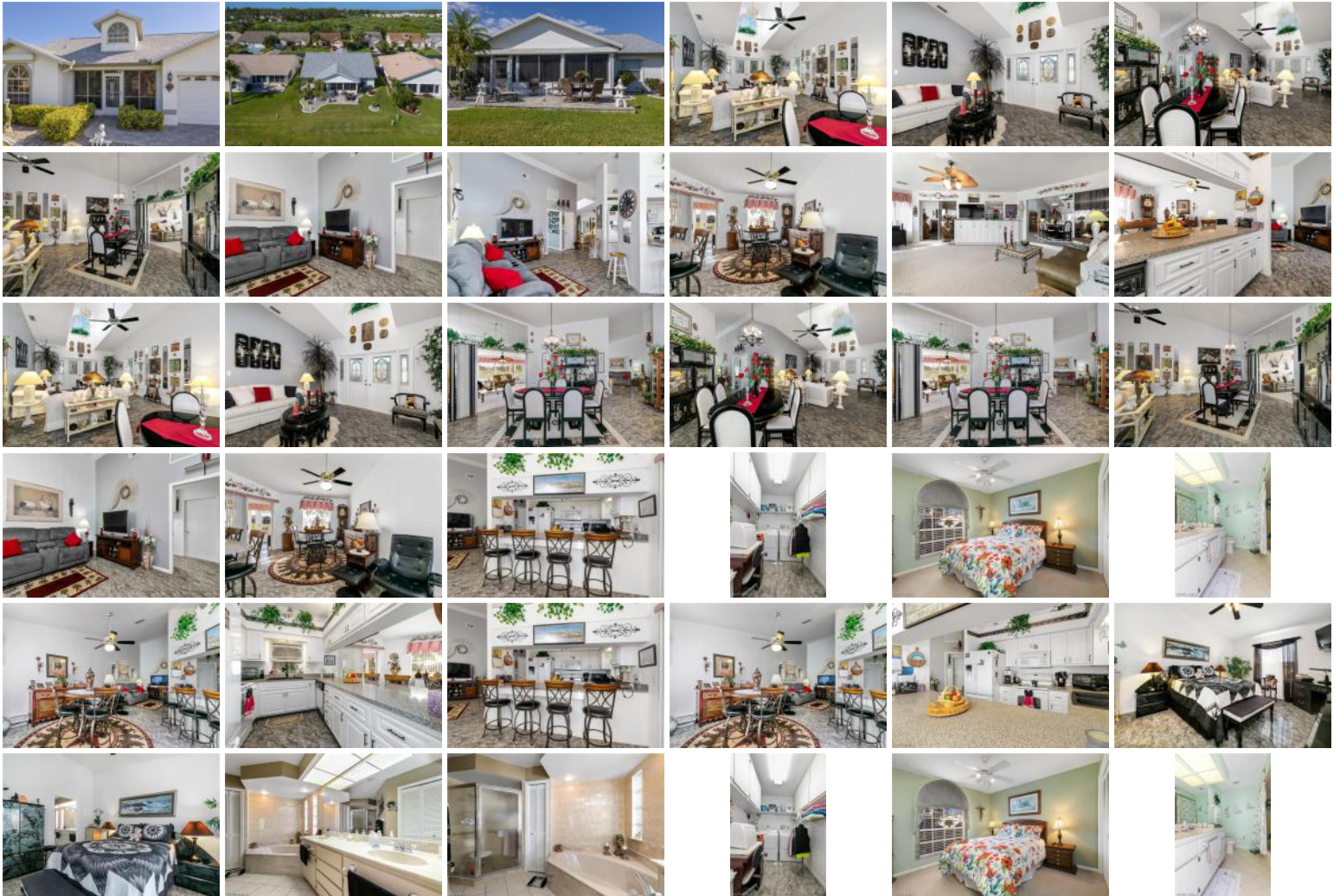
Trans Agent Comp: 2.5%

Office Address: 2326 Del Prado Blvd,  
Cape Coral, FL 33990

Broker Name: Yoselyn Ramos-Hollow

Broker Email: YoselynH@REMAX.net

### 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.



Bradley Freeman

Brad@BankOnIt.com

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

## Property 4 Information



### 3875 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$389,900	MLS Listing ID:	224026556
Status:	Pending	MLS Association:	Royal Palm Coast
Type:	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:	1998	Acres:	0.13
Living Sq Ft:	1,652	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:

Luxury meets comfort in this thoughtfully designed pool home with golf course views and upgrades galore in the highly sought-after 55 and better Sabal Springs Golf & Racquet Club. Indulge in the ultimate indoor-outdoor lifestyle, where the lanai becomes an extension of the spacious living room via sliding glass doors for year-round enjoyment. Relax in the shade as you bask in the gentle Florida breeze, host al fresco dinners against the golf course backdrop, or take a refreshing dip in the heated sparkling pool. Whether you're seeking relaxation or recreation, the outdoor oasis of this home provides endless opportunities for enjoyment and rejuvenation. This stunning home boasts a plethora of impressive updates, including a brand new roof and pool enclosure installed in 2023, new flooring in the guest bedroom, and interior painting in 2022. With a whole-house portable generator installed in 2023, you can rest easy knowing you'll never be without power. New designer lighting fixtures on the garage and entryway illuminate your path with style. The pool deck and driveway were freshly painted in February 2024, adding to the home's pristine appeal. For added peace of mind during storm season, hurricane shutters adorn the lanai and all of the windows, protecting your home without sacrificing the breathtaking views. As added protection you also have a hurricane rated garage door. Amenities include a clubhouse with fine dining, a junior Olympic pool, spa, exercise room, clay tennis courts, pickleball, basic cable, manned gatehouse with evening patrol, and more. Embrace the SWFL lifestyle and make this stunning home your own today.

Legal Description:

SABAL SPGS GOLF+RACQUET CL U-2 BLK 13 PB 43 PG 78 LOT 10

Private Remarks:

Home is under contract with a contingency on the buyers selling their current property. Agents, some furnishings may be negotiable. This material is based upon information that we consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete, and it should not be relied upon as such. It is the responsibility of the buyer's agent and/or their client to verify all fees, potential assessments, measurements, and representations. Agent/Broker not responsible for errors.

Showing Instructions:

Click Showing Icon

## Features

Water Features:	Waterfront property, Waterview
General Info:	Pets on approval
Style:	Ranch style
Community:	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
Recreation:	Swimming pool, Heated pool, In-ground swimming pool
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:	Tub and separate shower, Ceiling fan(s), Vaulted ceilings, Walk-in closet(s), Secondary bedrooms split from master bedroom
Flooring:	Carpet, Tile flooring
Rooms:	Breakfast area
Laundry:	Indoor laundry room
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

## Property Information

Lot:		Zoning:		Elem School:	SCHOOL CHOICE
Block:	13	APN:	22-43-24-03-00013.0100	Middle School:	SCHOOL CHOICE
Unit:		Lot Dimensions:	56 x 100 x 56 x 100	High School:	SCHOOL CHOICE

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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 4 Information Continued

### Financial Information

HOA Fee:  
HOA Freq:  
Taxes: \$4,150

Maintenance Fee: \$1,044  
Maintenance Freq: Quarterly  
Tax Year: 2023

Terms:  
Possession:  
Homestead:

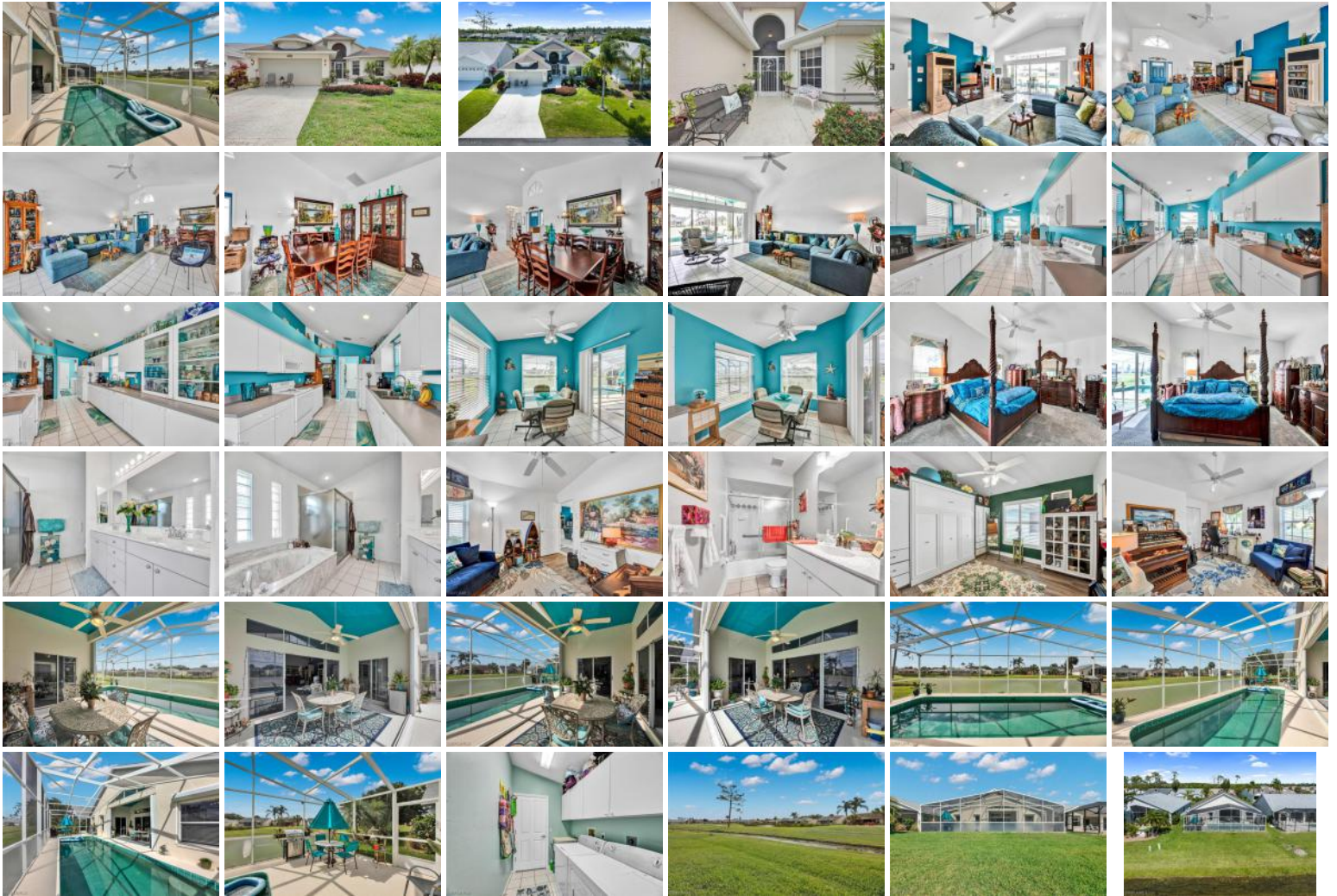
### Listing Information

Owner Name: Mark A Wagner  
Buyer Agent Comp:  
Licensee Name: Kevin Montore  
Licensee Phone: (239) 989-8800  
Licensee Cell: (239) 989-8800  
Licensee Email: Kevin@WhiteSandsTeam.com

Owner Phone:  
Non Rep Comp:  
Office Name: John R. Wood Properties  
Office Phone: (239) 984-8177  
Office Fax: (239) 984-8176  
Office Email: jrichter@johnrwood.com

Bonus:  
Trans Agent Comp: 2.5%  
Office Address: 1625 SE 46th Street, #1A,  
Cape Coral, FL 33904  
Broker Name: Jay J. Richter Jr.  
Broker Email: jrichter@johnrwood.com

### 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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 5 Information



### 3886 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$315,000	MLS Listing ID:	224022398
Status:	Sold (06/13/2024)	MLS Association:	Royal Palm Coast
Type:	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:	1990	Acres:	0.16
Living Sq Ft:	1,581	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	Welcome to your stunning Sabal Springs sanctuary! This three-bedroom gem boasts a spacious enclosed lanai, offering serene views of the lush wooded surroundings. Recent upgrades, including a brand-new roof and fresh interior paint, complement the meticulously maintained interiors, making this home feel brand new. Step inside to discover a large, updated kitchen and soaring cathedral ceilings in the living areas, creating an inviting atmosphere for gatherings and relaxation. Sold partially furnished, this home is ready to welcome you with open arms. Located in the heart of the community, you'll enjoy easy access to all Sabal Springs has to offer. With low HOA fees covering cable television and lawn maintenance, living here is both convenient and affordable. This active 55+ community provides an array of amenities, including optional golf membership, tennis courts, an Olympic-sized swimming pool, and spa. Enjoy delicious meals at the on-site restaurant, adding to the vibrant lifestyle offered at Sabal Springs. Don't miss out on this incredible opportunity to own a piece of paradise!
Legal Description:	SABAL SPGS GOLF+RACQUET CL U-2 BLK 14 PB 43 PG 78 LOT 11
Private Remarks:	Agent is related to the sellers.
Showing Instructions:	Key Box - Supra iBox,Notify Guard,Short Notice OK,Sign on Property,Vacant

## Features

General Info:	Pets on approval
Style:	Ranch style
Community:	Community clubhouse(s), Community golf, Community tennis court(s), Gated community
Stories:	Single story
Parking:	Attached parking, Garage(s), Paved driveway
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Heating/Cooling:	Central air conditioning, Central heat, Electric heating
Interior:	Pantry, Vaulted ceilings, Secondary bedrooms split from master bedroom, Built-in features
Flooring:	Carpet, Tile flooring
Rooms:	Formal dining room
Inclusions:	Microwave oven, Disposal, Refrigerator, Freezer, Clothes dryer
Financial:	Home owners fee

## Sold Information

Sold Date:	06/13/2024	Original Price:	\$325,000	Selling Agent:	Payton Nipper
Sold Price:	\$315,000	Sales Team:		Selling Office:	Sellstate Advantage Realty

## Property Information

Lot:		Zoning:		Elem School:	
Block:	14	APN:	22-43-24-03-00014.0110	Middle School:	
Unit:		Lot Dimensions:	80 x 125 x 80 x 125	High School:	

## Financial Information

HOA Fee:	\$1,044	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$2,009	Tax Year:	2023	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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 5 Information Continued

### Listing Information

Owner Name: James P & Margaret T Glavin

Buyer Agent Comp:

Licensee Name: Austin D. Glavin

Licensee Phone: (239) 565-7420

Licensee Cell:

Licensee Email: Adglavin@gmail.com

Owner Phone:

Non Rep Comp:

Office Name: Royal Shell Real Estate, Inc.

Office Phone: (239) 322-5680

Office Fax: (239) 322-5681

Office Email: MLSNotices@RoyalShell.com

Bonus:

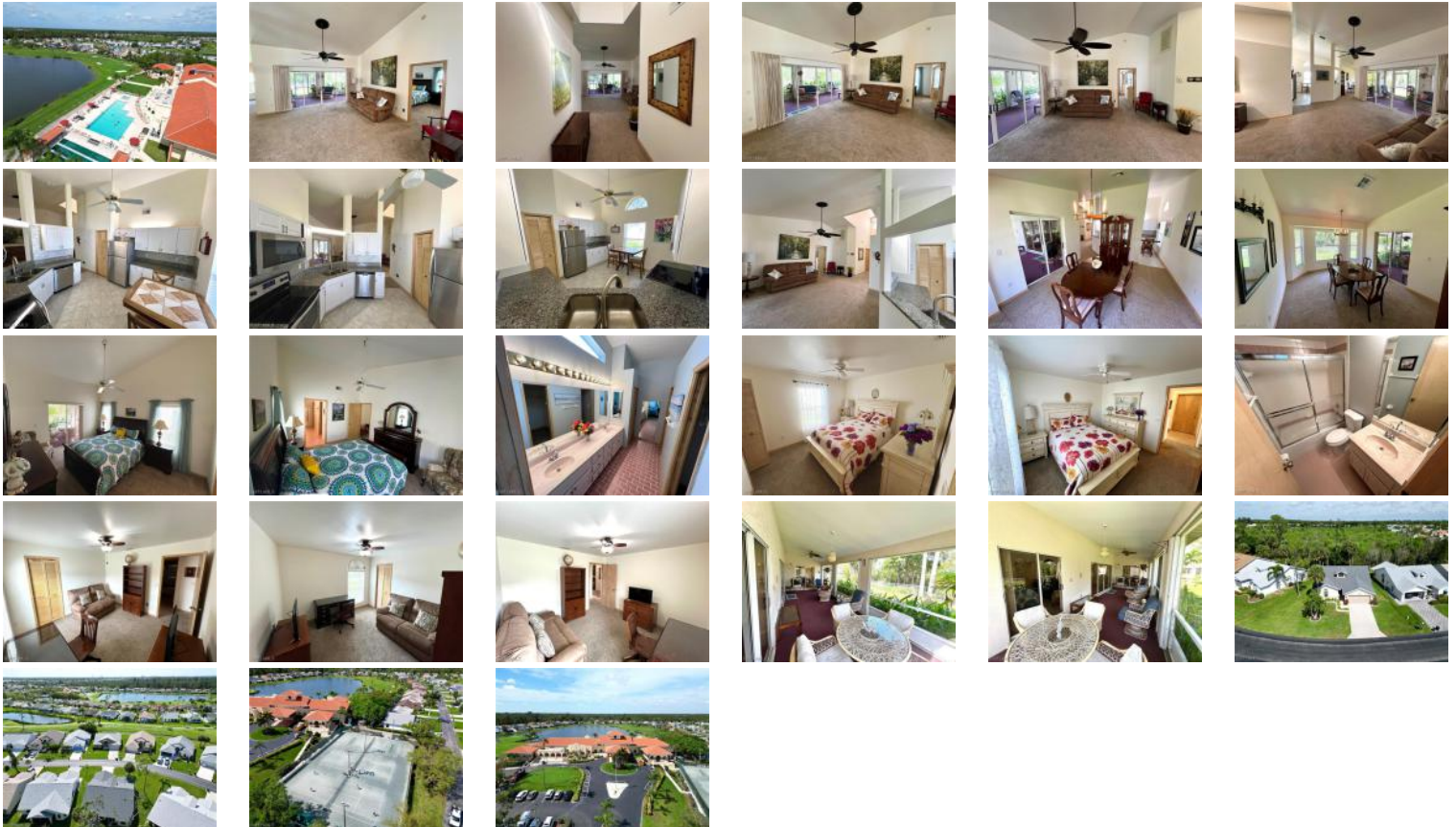
Trans Agent Comp: 2.5%

Office Address: 1105 Cape Coral Pkwy E,  
Cape Coral, FL 33904

Broker Name: Michael L. Polly

Broker Email: MLSNotices@RoyalShell.com

### 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 6 Information



### 3898 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$329,900	MLS Listing ID:	224044745
Status:	Active	MLS Association:	Royal Palm Coast
Type:	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:	1990	Acres:	0.12
Living Sq Ft:	1,576	Lot Sqft:	
Virtual Tour:	<a href="https://vimeo.com/948958621/c32a907f4f?share=copy">https://vimeo.com/948958621/c32a907f4f?share=copy</a>		

## Property Description

Public Remarks:	MOTVATED SELLER! This TRUE 3 bedroom home BEING SOLD TURNKEY FURNISHED features a light and bright floor plan with upgrades that are sure to impress. From the open pass through kitchen complete with updated shaker -style cabinets, GRANITE COUNTERTOPS, neutrally colored tile laid on the diagonal and stainless-steel appliances, to the oversized under truss lanai with ELECTRIC HURRICANE SHUTTERS overlooking a peaceful wooded/preserve-like area, spacious separate patio and 2023 ROOF...this home delivers! Situated in the gated Active Adult (55+) community of Sabal Springs with a robust list of amenities like golf (optional membership public course PAY TO PLAY), pickleball, huge community pool, work out center, planned weekly/monthly activities, ON SITE RESTAURANT and so much more. Owners can have further peace of mind knowing that LAWN CARE IS INCLUDED, exterior painting of your home IS INCLUDED, irrigation and more. This well cared for home is being sold turnkey FURNISHED (with a golf cart available for separate purchase). Start enjoying your beautiful FURNISHED home and the beautiful Southwest Florida weather in this amazing neighborhood today!
Legal Description:	SABAL SPGS GOLF+RACQUET CL U-2 BLK 14 PB 43 PG 78 LOT 9
Private Remarks:	Please send all offers on the latest FAR/BAR AS-IS CONTRACT with either proof of funds or a pre-approval from a local lender dated within the past 30 days to both Tiffany.sells.paradise@gmail.com and nataliejmore@gmail.com. Golf Cart in Garage is not included in sale but is negotiable.
Showing Instructions:	Click Showing Icon, Key Box - Supra iBox

## 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, Garage(s)
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, Ceiling fan(s), Secondary bedrooms split from master bedroom
Flooring:	Carpet, Tile flooring
Rooms:	Attic
Laundry:	Indoor laundry room
Utilities:	Public water supply, TV cable available
Inclusions:	Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

## Property Information

Lot:	Zoning:	Elem School:
Block: 14	APN: 22-43-24-03-00014.0090	Middle School:
Unit:	Lot Dimensions: 54 x 99 x 55 x 99	High School:

## Financial Information

HOA Fee:	Maintenance Fee: \$1,044	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$3,897	Tax Year: 2023	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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

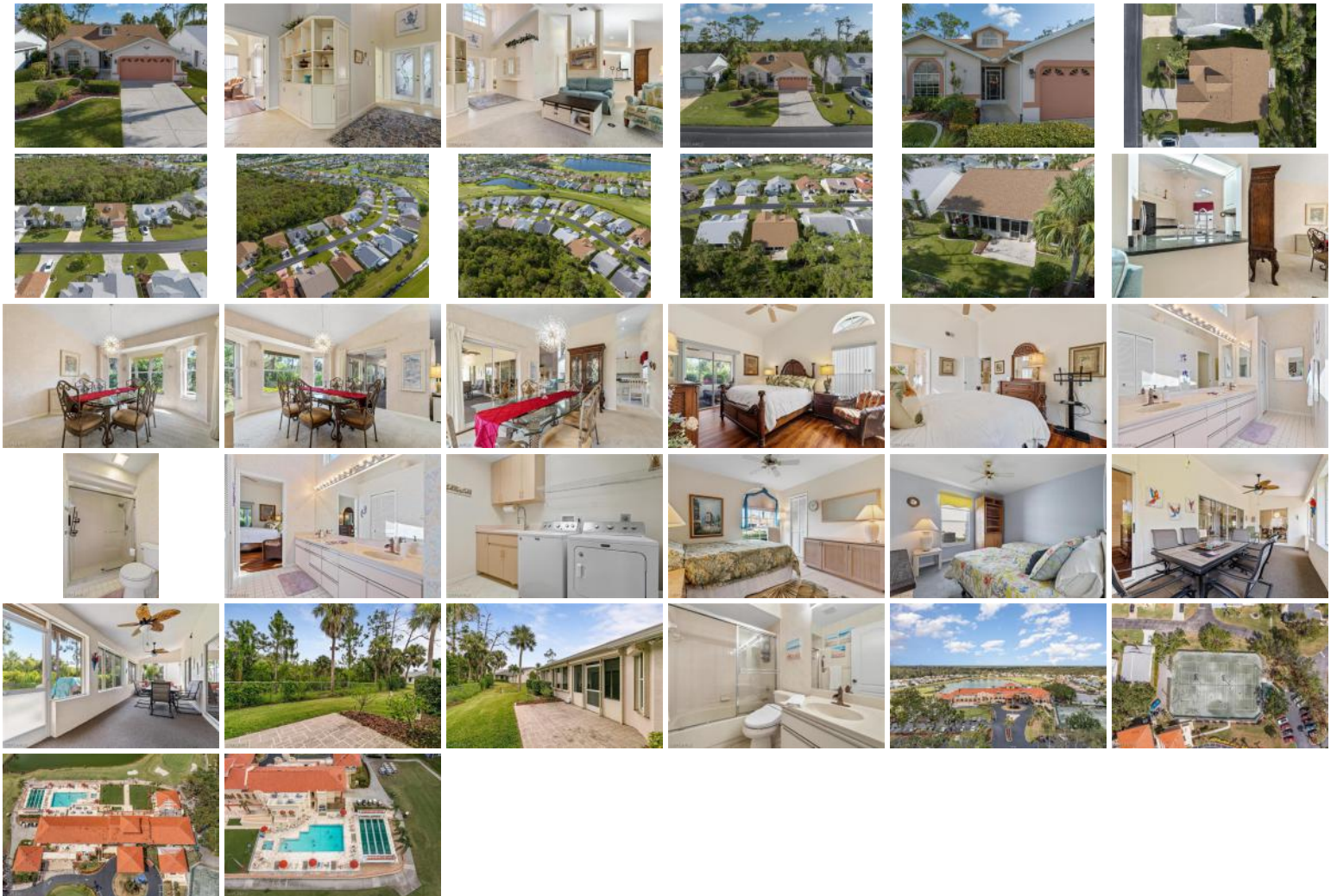
Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

## Property 6 Information Continued

### Listing Information

Owner Name: Thomas Nolan & Valerie Ulett	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp: 2.5%
Licensee Name: Tiffany Winkelsas PA.	Office Name: MVP Realty Associates LLC	Office Address: 5237 Summerlin Commons Blvd,
Licensee Phone: (239) 281-4075	Office Phone: (800) 806-0816	Fort Myers, FL 33907
Licensee Cell:	Office Fax:	Broker Name: Derek Carlson
Licensee Email: tiffanysellsparadise@gmail.com	Office Email: support@mvprealty.net	Broker Email: Support@MVPRealty.net

### 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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 7 Information



### 17731 Ficus Court, NORTH FORT MYERS, FL 33917

Price:	\$353,000	MLS Listing ID:	224012013
Status:	Sold (04/19/2024)	MLS Association:	Royal Palm Coast
Type:	Single Family	MLS Area:	FN07 - North Fort Myers Area
Beds:	3	City:	North Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	1	Community:	SABAL SPRINGS GOLF AND RACQUET
Year Built:	2002	Acres:	0.27
Living Sq Ft:	1,783	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	Exquisite property anchoring a quiet cul de sac with water and fairway views, no golf cart path here. This rare oversized 3-bedroom one used as den/flex room with three bathrooms and 2 car garage home is tastefully appointed. The kitchen is perfectly updated with cabinet fronts, quartz counter tops and higher end stainless steel appliances. Solid high end laminate surfaces throughout this one makes for easy carefree living. Sabal Springs is RICH in amenities including basic cable, manned gate house, evening patrol, restaurant on premise, tennis, junior Olympic pool, spa, clubhouse, exercise room, shuffleboard, clay tennis courts, pickle ball and much much more for the unheard-of fee of just 348.00 a month paid quarterly. Don't wait, we know this one will go FAST! Call your realtor today.
Legal Description:	SABAL SPRINGS GOLF + RAC CLUB U-4-C PB 68 PGS 41-45 BLK 8 LOT 3
Private Remarks:	Buyer pays the following: One time \$1,000 one time capital contribution at time of closing, Application fee is \$175.00 for US citizens plus a \$40.00 per person background check, and \$100 transfer fee at time of closing. All information deemed reliable, but not guaranteed. Submit applications thru: <a href="https://buyerapplications.com">https://buyerapplications.com</a> .
Showing Instructions:	24 Hour Notice, Call Listing Agent, Call Listing Office, Click Showing Icon, Key Box - Supra iBox, Notify Guard, Owner Occupied

## Features

Water Features:	Lake view
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:	Shingle roof
Heating/Cooling:	Central air conditioning, Central heat, Electric heating
Interior:	Pantry, Tub and separate shower, Ceiling fan(s)
Rooms:	Master bedroom on main floor, 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

## Sold Information

Sold Date:	04/19/2024	Original Price:	\$369,900	Selling Agent:	Doug Knox
Sold Price:	\$353,000	Sales Team:		Selling Office:	RE/MAX Realty Team

## Property Information

Lot:		Zoning:		Elem School:	
Block:	8	APN:	22-43-24-08-00008.0030	Middle School:	
Unit:		Lot Dimensions:	160 x 150 x 35 x 150	High School:	

## Financial Information

HOA Fee:	\$1,044	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$2,437	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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 8 Information



### 17910 Antherium Lane, NORTH FORT MYERS, FL 33917

Price:	\$339,950	MLS Listing ID:	224034823
Status:	Pending	MLS Association:	Royal Palm Coast
Type:	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:	1998	Acres:	0.16
Living Sq Ft:	1,490	Lot Sqft:	
Virtual Tour:	<a href="https://tours.realestatephotos360.com/idx/222337">https://tours.realestatephotos360.com/idx/222337</a>		

## Property Description

Public Remarks:	RELAX AND ENJOY IN THIS TROPICAL BACKYARD OASIS LOCATED ON AN OVERSIZED LOT IN A DEDICATED PRESERVE! Welcome to this Stunning 2 bedroom, plus DEN home with a true 2 CAR GARAGE. Just a few of the numerous upgrades include the following: Huge Lanai rescreened with SUPERSCREEN in 2023, NEW ROOF-DEC. OF 2022, HIGH QUALITY VINYL FLOORS THRU-OUT HOME 2023, GENERLINK, CORD + GENERATOR 2023, WHOLE HOUSE SURGE PROTECTOR, LG TOP OF LINE APPLIANCES WITH FRENCH DOOR INSTAVIEW FRIG- ALL APPROX. 3 YRS OLD, NEW GRANITE KITCHEN TOPS + SINK, NEW GRANITE TOP + SINK IN GUEST BATH, NEW COMMODOES IN MB + GB, NEW FANS + LIGHTING. ACCORDION SHUTTERS PROTECT ALL WINDOWS. AC REPLACED 2018. The home is located in Sabal Springs, an over 55 community with an active lifestyle and a wealth of resort style amenities. They include a full restaurant and two bars, golf course, tennis, pickleball, massive pool, spa, work-out center with saunas, plus much more! Meet your neighbors as you mingle at the numerous Clubhouse events recurring weekly. Very conveniently located near restaurants, shopping, and entertainment. Golf is optional. Low Maintenance Fee of \$348 per month pd quarterly covers Lawn Care, Cable, WiFi, Repainting of the homes exterior, and membership in the Club. Some furnishings are negotiable.
Driving Directions:	North on US 41 past Shell Factory. Turn into Sabal Springs Golf + Racquet Club. Make a left on Sabal Springs Blvd. at the guard gate. Follow and make a left onto Antherium Lane. Home is on right.
Legal Description:	SABAL SPRINGS UNIT 4-A PB59 PG77 BLK 15A LOT 5
Private Remarks:	Front door will be unlocked at the scheduled time of showing. Knock before entering. You must still make an appointment thru ShowingTimeBuyer pays the following: One time \$1,000 capital contribution at time of closing, Application fee is \$175.00 for US citizens plus a \$40.00 per person background check, and \$100 transfer fee at time of closing. All information deemed reliable, but not guaranteed. The following must accompany offer: attached Sellers Disclosure, POF or Pre-Approval letter, attached HOA Disclosure, and attached Housing for Older Persons disclosure. Submit applications thru: <a href="https://buyerapplications.com">https://buyerapplications.com</a> .
Showing Instructions:	Owner Occupied, Sign on Property

## 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, 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), Vaulted ceilings, Walk-in closet(s), Cathedral ceilings
Flooring:	Vinyl 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, Clothes washer, Clothes dryer, Range and Oven

## Property Information

Lot:	Zoning:	Elem School:
Block: 15A	APN: 22-43-24-06-0015A.0050	Middle School:
Unit:	Lot Dimensions: 58 x 118 x 58 x 118	High School:

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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 8 Information Continued

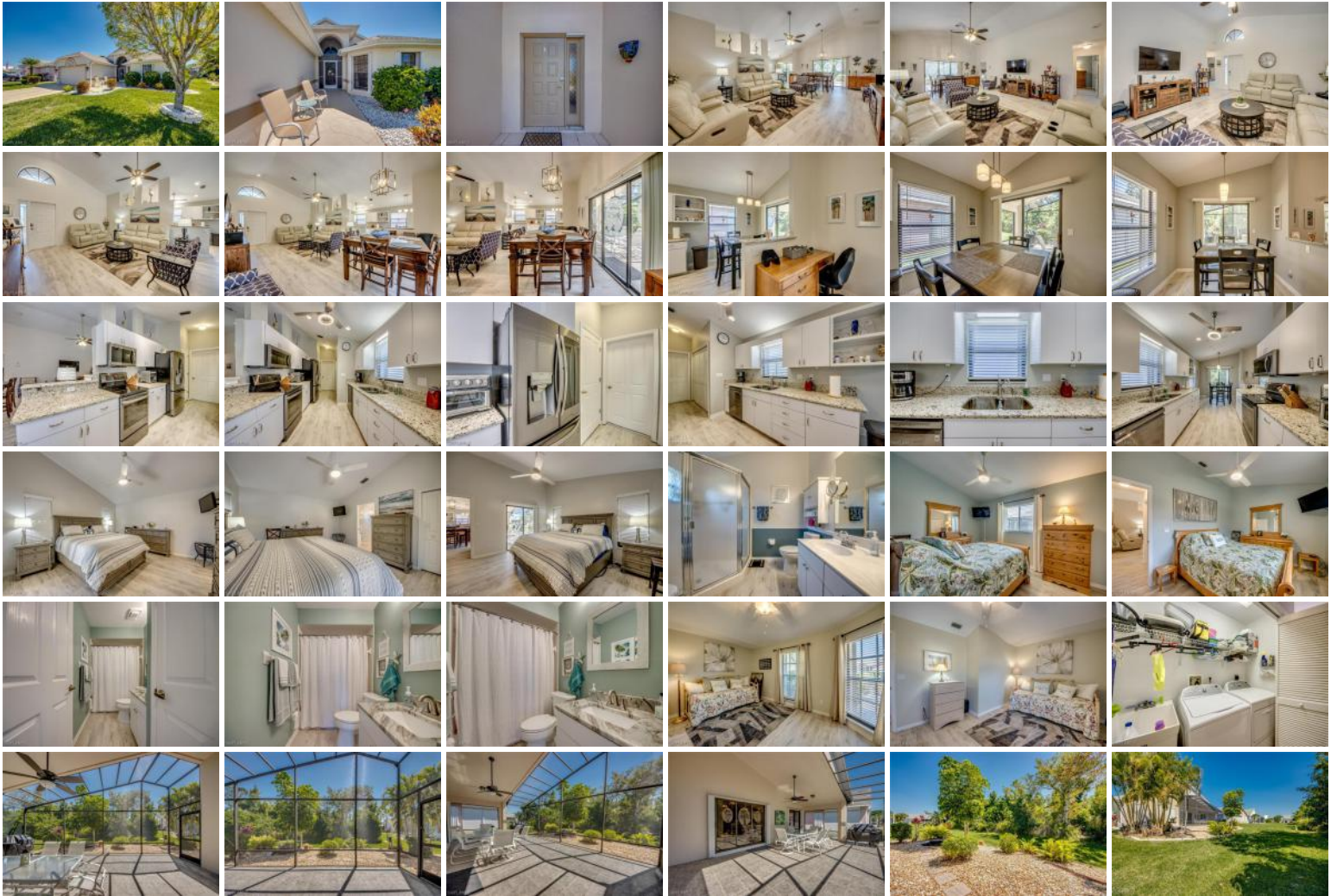
### Financial Information

HOA Fee:	Maintenance Fee: \$1,044	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$2,230	Tax Year: 2023	Homestead:

### Listing Information

Owner Name: David Sundell TR For Mesker Sundell Trust	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp: 2.5%
Licensee Name: Peggy Maul	Office Name: Vision One Realty Group, Inc.	Office Address: 3436 Marinatown Lane, Ste. L1F,
Licensee Phone: (239) 770-4458	Office Phone: (239) 822-2087	North Fort Myers, FL 33903
Licensee Cell:	Office Fax: (239) 790-5649	Broker Name: Kerrey Zito Hoolihan
Licensee Email: peggymaul@gmail.com	Office Email: Kerreywho@aol.com	Broker Email: kerreywho@aol.com

### 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 9 Information



### 17785 ACACIA DR, NORTH FORT MYERS, FL 33917

Price:	\$334,000	MLS Listing ID:	224040494
Status:	Sold (06/21/2024)	MLS Association:	Bonita Springs-Estero
Type:	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:	1990	Acres:	0.14
Living Sq Ft:	2,008	Lot Sqft:	
Virtual Tour:			

## Property Description

### Public Remarks:

Enjoy spectacular sunset views with beautiful landscaping, overlooking the golf course and lake, in this stunning 3 bedroom home. Tons of upgrades, a spacious floorplan and diagonal tile flooring throughout. The kitchen features stainless steel appliances, granite countertops and a unique decorative ceiling. The owners suite has walk in closets, dual sinks, a shower and a soaking tub. The roof is only 5 years old, and hurricane impact windows, doors and garage door have been added for peace of mind. Recent upgrades include fiber optic cable, a 2022 hot water tank, 2020 AC, new gutters and downspouts, and a screened front entrance. As an added bonus, this home also features a whole-house air purification system by Trane. Sabal Springs is a 55 and over community and offers an abundance of amenities, including a manned gate, golf, tennis, pickleball, shuffleboard, oversized pool, spa, hot tub, gym, lawn care, exterior painting, irrigation, pest control, WIFI, cable, and more, all for just \$348 per month paid quarterly.

### Legal Description:

SABAL SPGS GOLF+RACQUET CL U-2 BLK 17 PB 43 PG 81 LOT 18

### Private Remarks:

LISTING INFO / QUESTIONS: call/text Kimberly at (239) 595-8566. OFFERS: send to sold@susanheller.com and call/text Veronika at 541-973-5854 to confirm receipt. The information contained in this listing is for informational purposes only and has been supplied, at least in part, by third parties. Therefore, it is believed to be accurate but is not guaranteed, and subject to errors, omissions, assessments, or change of fees without notice. Premier Luxe eXp Realty and the listing agent do not warrant the accuracy of fees, measurements, construction materials, etc. and bear no liability for inaccuracies. It is the responsibility of the buyer's agent and/or buyer to verify all information. For any questions or to submit an offer, please see the information above.?

## Features

General Info:	Pet restrictions, Housing For Older Persons
Location:	Southwestern exposure
Community:	Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community sauna(s), Community spa(s), Community tennis court(s), Gated community
Stories:	Single story
Scenery:	Golf course view
Parking:	2 car garage, Attached parking, Automatic garage door
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Exterior:	Enclosed porch
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Breakfast bar, Pantry, Tub and separate shower
Flooring:	Carpet, Tile flooring
Win/Doors:	Shutters
Rooms:	Sun room
Laundry:	Washer/dryer hookups, Laundry sink, 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

## Sold Information

Sold Date:	06/21/2024	Original Price:	\$349,900	Selling Agent:	Joyce Rhodes
Sold Price:	\$334,000	Sales Team:		Selling Office:	NHN NewHome Network Realty LLC

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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 9 Information Continued

### Property Information

Lot:	Zoning:	RPD	Elem School:
Block:	APN:	22-43-24-03-00017.0180	Middle School:
Unit: 2	Lot Dimensions:	55x100x55x100	High School:

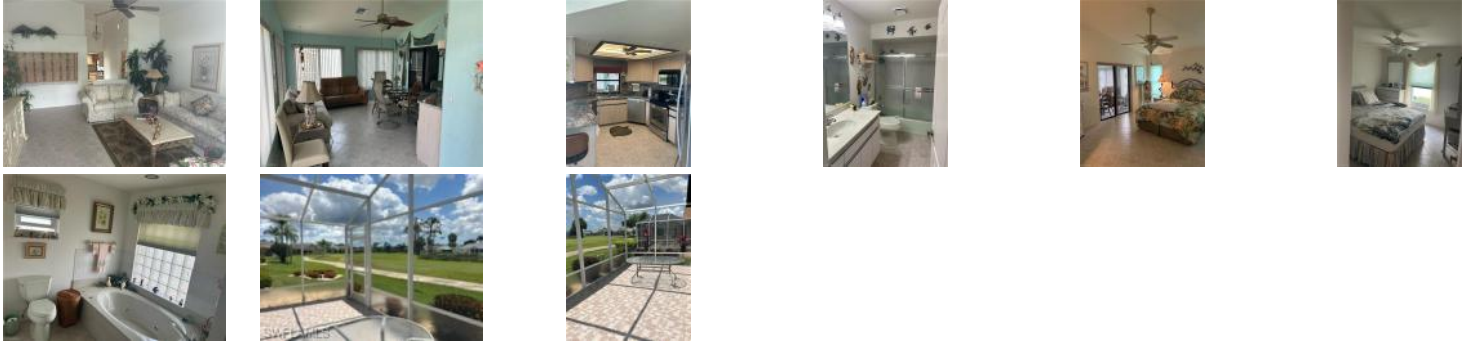
### Financial Information

HOA Fee:	Maintenance Fee:	Terms:	Buyer Finance/Cash
HOA Freq:	Maintenance Freq:	Possession:	At Closing
Taxes: \$1,788	Tax Year: 2023	Homestead:	

### Listing Information

Owner Name: Christine Conley	Owner Phone:	Bonus:
Buyer Agent Comp: 3%	Non Rep Comp: 3%	Trans Agent Comp: 3%
Licensee Name: Susan Heller	Office Name: EXP Realty LLC	Office Address: 1326 SE 47th Street,
Licensee Phone:	Office Phone: (888) 883-8509	Cape Coral, FL 33904
Licensee Cell: (239) 248-8000	Office Fax: (941) 315-8557	Broker Name: Hanan Sakakini Shahin
Licensee Email: closingmanagerhellergroup@gmail.com	Office Email:	Broker Email: FL.Broker@exprealty.net

### 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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 10 Information



### 3898 Sabal Springs BOULEVARD, NORTH FORT MYERS, FL 33917

Price:	\$329,900	MLS Listing ID:	A4611853
Status:	Active	MLS Association:	Stellar MLS
Type:	Single Family	MLS Area:	33917 - North Fort Myers
Beds:	3	City:	North Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	0	Community:	SABAL SPGS GOLF & RACQUET CLUB
Year Built:	1990	Acres:	0.12
Living Sq Ft:	1,576	Lot Sqft:	5,358
Virtual Tour:	<a href="https://www.propertypanorama.com/instaview/stellar/A4611853">https://www.propertypanorama.com/instaview/stellar/A4611853</a>		

## Property Description

Public Remarks:	MOTVATED SELLER! This TRUE 3 bedroom home BEING SOLD TURNKEY FURNISHED features a light and bright floor plan with upgrades that are sure to impress. From the open pass through kitchen complete with updated shaker -style cabinets, GRANITE COUNTERTOPS, neutrally colored tile laid on the diagonal and stainless-steel appliances, to the oversized under truss lanai with ELECTRIC HURRICANE SHUTTERS overlooking a peaceful wooded/preserve-like area, spacious separate patio and 2023 ROOF...this home delivers! Situated in the gated Active Adult (55+) community of Sabal Springs with a robust list of amenities like golf (optional membership public course PAY TO PLAY), pickleball, huge community pool, work out center, planned weekly/monthly activities, ON SITE RESTAURANT and so much more. Owners can have further peace of mind knowing that LAWN CARE IS INCLUDED, exterior painting of your home IS INCLUDED, irrigation and more. This well cared for home is being sold turnkey FURNISHED (with a golf cart available for separate purchase).Start enjoying your beautiful FURNISHED home and the beautiful Southwest Florida weather in this amazing neighborhood today!
Driving Directions:	Heading South on US 41, Turn left into Sabal Springs Community. Take Left at Guard Gate. 3898 Sabal Springs Blvd. will be on your left.
Legal Description:	SABAL SPGS GOLF+RACQUET CL U-2 BLK 14 PB 43 PG 78 LOT 9
Private Remarks:	Please send all offers on the latest FAR/BAR AS-IS CONTRACT with either proof of funds or a pre-approval from a local lender dated within the past 30 days to both TiffanySellsParadise@gmail.com and nataliejmore@gmail.com. Golf Cart in Garage is not included in sale but is negotiable.
Showing Instructions:	Appointment Only,Lock Box Electronic,ShowingTime

## Features

General Info:	Pet restrictions, Housing For Older Persons
Community:	Community clubhouse(s), Community golf, Community swimming pool(s), Community tennis court(s), Gated community, Community security features
Parking:	Garage(s)
Construction:	Stucco exterior
Foundation:	Slab foundation
Roof:	Shingle roof
Energy:	Programmable thermostat
Heating/Cooling:	Central air conditioning, Central heat, Electric heating
Interior:	Walk-in closet(s)
Flooring:	Carpet, Tile flooring
Win/Doors:	Hurricane awnings, Sliding glass door(s)
Laundry:	Indoor laundry room, Main floor laundry
Utilities:	Public sewer services, Public water supply
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven
Financial:	Home owners fee

## Property Information

Lot:		Zoning:	RPD	Elem School:
Block:	14	APN:	2243240300014.0090	Middle School:
Unit:		Lot Dimensions:		High School:

## Financial Information

HOA Fee:	\$1,044	Maintenance Fee:		Terms:
HOA Freq:	Quarterly	Maintenance Freq:		Possession:
Taxes:	\$3,897	Tax Year:	2023	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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

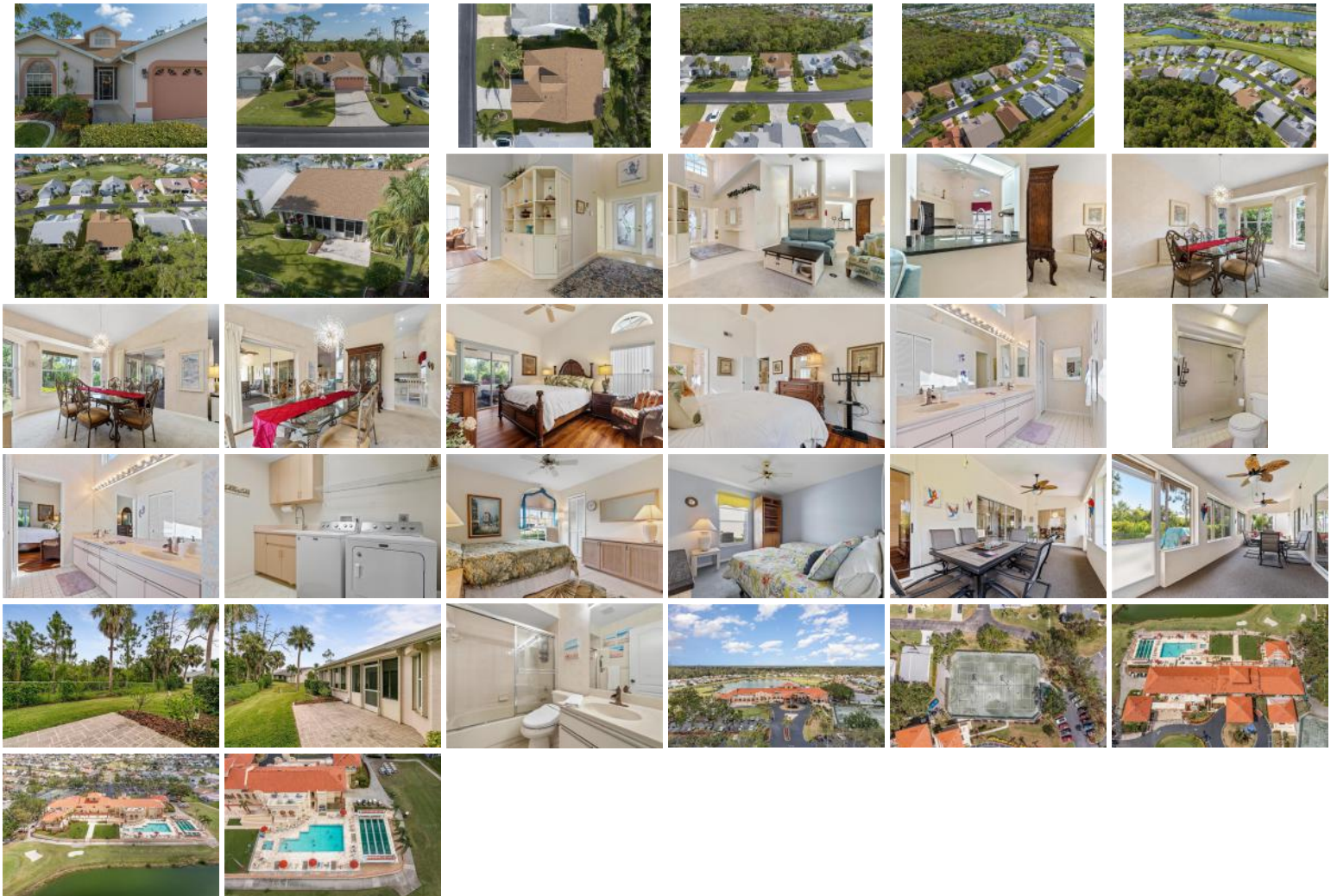
Fax: (954) 515-0033

## Property 10 Information Continued

### Listing Information

Owner Name:	Owner Phone:	Bonus:
Buyer Agent Comp: 2.5%	Non Rep Comp: 2.5%	Trans Agent Comp: 2.5%
Licensee Name: Tiffany Winkelsas, PA	Office Name: MVP REALTY ASSOCIATES LLC	Office Address: 1495 Pine Ridge Road Suite #1 Suite #1,
Licensee Phone: (239) 281-4075	Office Phone: (800) 806-0816	Naples, FL 34109
Licensee Cell: (239) 281-4075	Office Fax:	Broker Name: Derek Carlson
Licensee Email: tiffanysellsparadise@gmail.com	Office Email: info@mvprealty.net	Broker Email: support@mvprealty.net

### 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 11 Information



### 17751 Ficus Court, NORTH FORT MYERS, FL 33917

Price:	\$325,000	MLS Listing ID:	223068911
Status:	Sold (01/12/2024)	MLS Association:	Royal Palm Coast
Type:	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:	2002	Acres:	0.23
Living Sq Ft:	2,086	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	This Sabal Springs Golf community home is priced to sell. With over 2050 sq/ft living area, this 3 bed, 2 bath pool home sits on a large cul-de-sac lot overlooking the lake and fairway. It features a great kitchen with granite and stainless steel appliances and 14 ft high vaulted ceilings in the family room. Its a great floor plan and is ready for your personal touch. The home is ready for upgrades and older roof needs repair. The community amenities include manned gate house security, golf, tennis, pickle ball, shuffle board, large pool, spa, gym, lawn care, exterior pest control, wifi, cable and much more. Low HOA fees currently \$326 per month.
Driving Directions:	US41 North past Shell Factory-Make RT into Sabal Springs Golf & Racquet Club-Left at guard gate-Right on clubview Dr.-Left on Acacia drive (across from clubhouse)Right on Schefflera Dr. Left onto Ficus Ct-Halfway around cul-de-sac house on right.
Legal Description:	SABAL SPRINGS GOLF + RAC CLUB U-4-C PB 68 PGS 41-45 BLK 8 LOT 5
Private Remarks:	Supra front door. Buyer to pay \$1000.00 capital contribution at closing. Application to the community is applied for on the Alliant Property Website. Email offers to vince@teamhonc.com with proof of funds.
Showing Instructions:	Click Showing Icon,Key Box - Supra iBox,Sign on Property,Vacant

## 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
Recreation:	Swimming pool, In-ground swimming pool
Lot:	Cul-de-sac, Oversized lot
Parking:	Attached parking, Automatic garage door, Garage(s)
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Heating/Cooling:	Central air conditioning, Central heat, Heat pump, Electric heating
Interior:	Pantry, Ceiling fan(s), Built-in features
Laundry:	Indoor laundry room
Utilities:	TV cable available
Inclusions:	Microwave oven, Cooktop range, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer
Financial:	Home owners fee

## Sold Information

Sold Date:	01/12/2024	Original Price:	\$359,000	Selling Agent:	Doug Knox
Sold Price:	\$325,000	Sales Team:		Selling Office:	RE/MAX Realty Team

## Property Information

Lot:		Zoning:		Elem School:	
Block:	8	APN:	22-43-24-08-00008.0050	Middle School:	
Unit:		Lot Dimensions:	40 x 120 x 126 x 120	High School:	

## Financial Information

HOA Fee:	\$978	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$3,426	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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 11 Information Continued

### Listing Information

Owner Name: James L Gargiula

Buyer Agent Comp:

Licensee Name: Vince E. Honc

Licensee Phone: (239) 462-3537

Licensee Cell: (239) 462-3537

Licensee Email: vince@teamhonc.com

Owner Phone:

Non Rep Comp:

Office Name: Premiere Plus Realty Company

Office Phone: (239) 206-2777

Office Fax: (239) 732-8217

Office Email: BrokerCoppock@pprmail.com

Bonus:

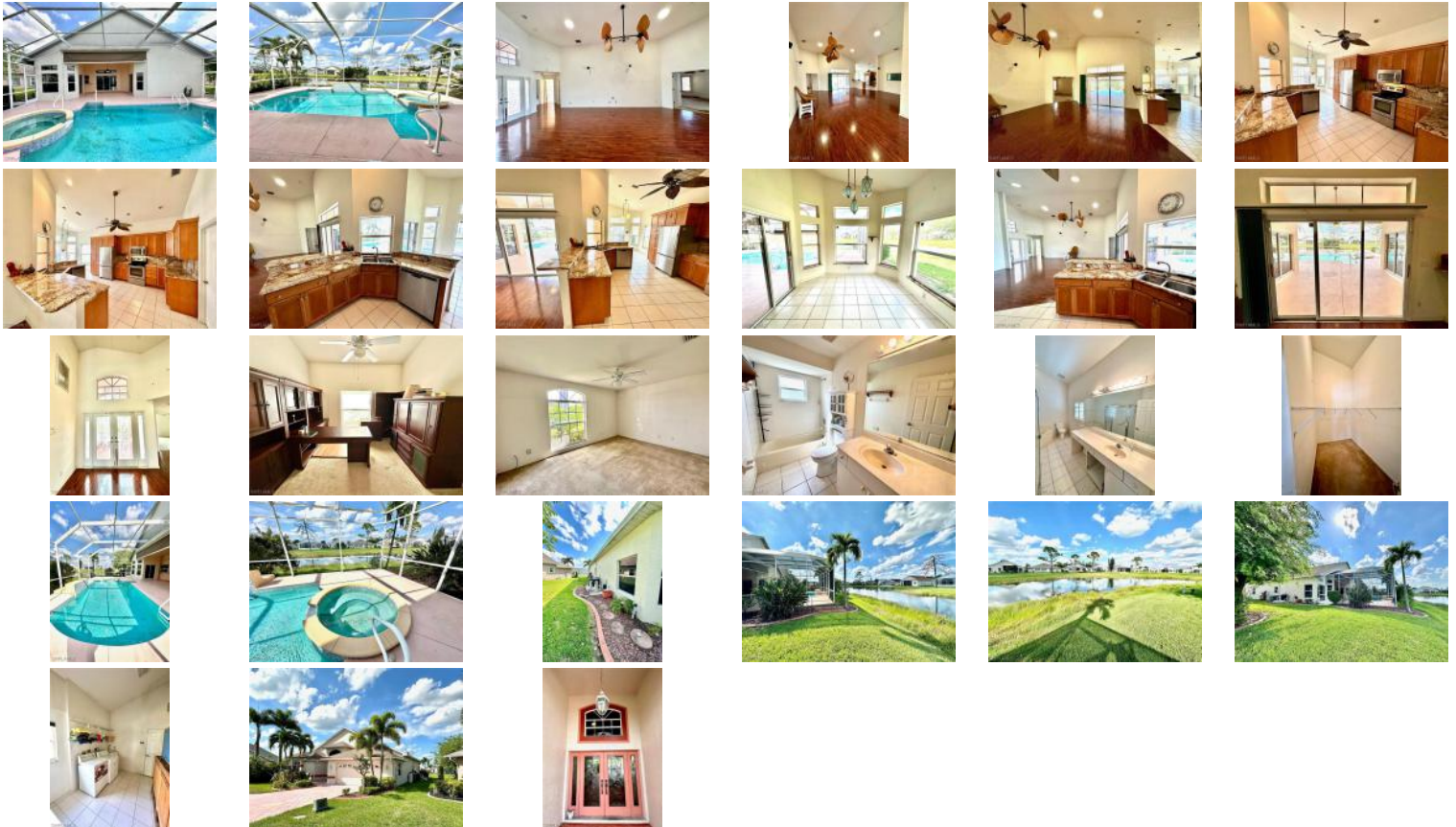
Trans Agent Comp: 2.5%

Office Address: 3637 Del Prado Blvd., # 201,  
Cape Coral, FL 33904

Broker Name: Dave Lee Coppock

Broker Email: BrokerCoppock@pprmail.com

### 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 12 Information



### 17751 Dragonia Drive, NORTH FORT MYERS, FL 33917

Price:	\$300,000	MLS Listing ID:	223083322
Status:	Sold (05/06/2024)	MLS Association:	Royal Palm Coast
Type:	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:	1991	Acres:	0.17
Living Sq Ft:	1,635	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	Highly motivated seller! Come see this GEM in the community. Right in the heart if the community on the 11th tee is this unique home offering 3 bedrooms, 2 bathrooms, den, great room, INSIDE laundry. Plus an attic you can stand up in. Plenty room for storage. A HUGE lanai overlooking the LAKE AND GOLF COURSE. The garage is an oversized 1 car and there is also a separate golf cart garage. A/C unit is a 2020! Hurricane windows through out the house as well as hurricane garage doors. This home has a wonderful layout to include a living room dining combination. Hurricane windows around the WHOLE house. All this on an oversized pie shaped lot. You won't be disappointed. Call for your appointment today!
Legal Description:	SABAL SPGS GOLF+RACQUET CL U-3 BLK 22 PB 47 PG 32 LOT 23
Private Remarks:	AS-IS Contract. Please include HOA addendum and person for older homes addendum. Provide POF or pre-approval with all offers. The \$1000 is a one time capital contribution to be paid buy the buyer.
Showing Instructions:	Click Showing Icon,Notify Guard,Owner Occupied,Short Notice OK

## 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), Community tennis court(s), Gated community
Stories:	Single story
Scenery:	Golf course view
Lot:	Corner lot
Parking:	Attached parking, Automatic garage door, Garage(s)
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), Cathedral ceilings
Flooring:	Tile flooring
Laundry:	Indoor laundry room
Inclusions:	Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven

## Sold Information

Sold Date:	05/06/2024	Original Price:	\$387,500	Selling Agent:	James McGilvrey
Sold Price:	\$300,000	Sales Team:		Selling Office:	Waterfront Realty Group Inc

## Property Information

Lot:		Zoning:		Elem School:
Block:	22	APN:	22-43-24-04-00022.0230	Middle School:
Unit:		Lot Dimensions:	127 x 80 x 100 x 117	High School:

## Financial Information

HOA Fee:	Maintenance Fee: \$1,053	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$2,233	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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 12 Information Continued

### Listing Information

Owner Name: Gary L & Carol A Wilkins

Buyer Agent Comp:

Licensee Name: Dana Knox

Licensee Phone: (239) 940-5639

Licensee Cell:

Licensee Email: dknox1010@hotmail.com

Owner Phone:

Non Rep Comp:

Office Name: RE/MAX Realty Team

Office Phone: (239) 242-2000

Office Fax: (239) 242-2028

Office Email: YoselynH@Remax.net

Bonus:

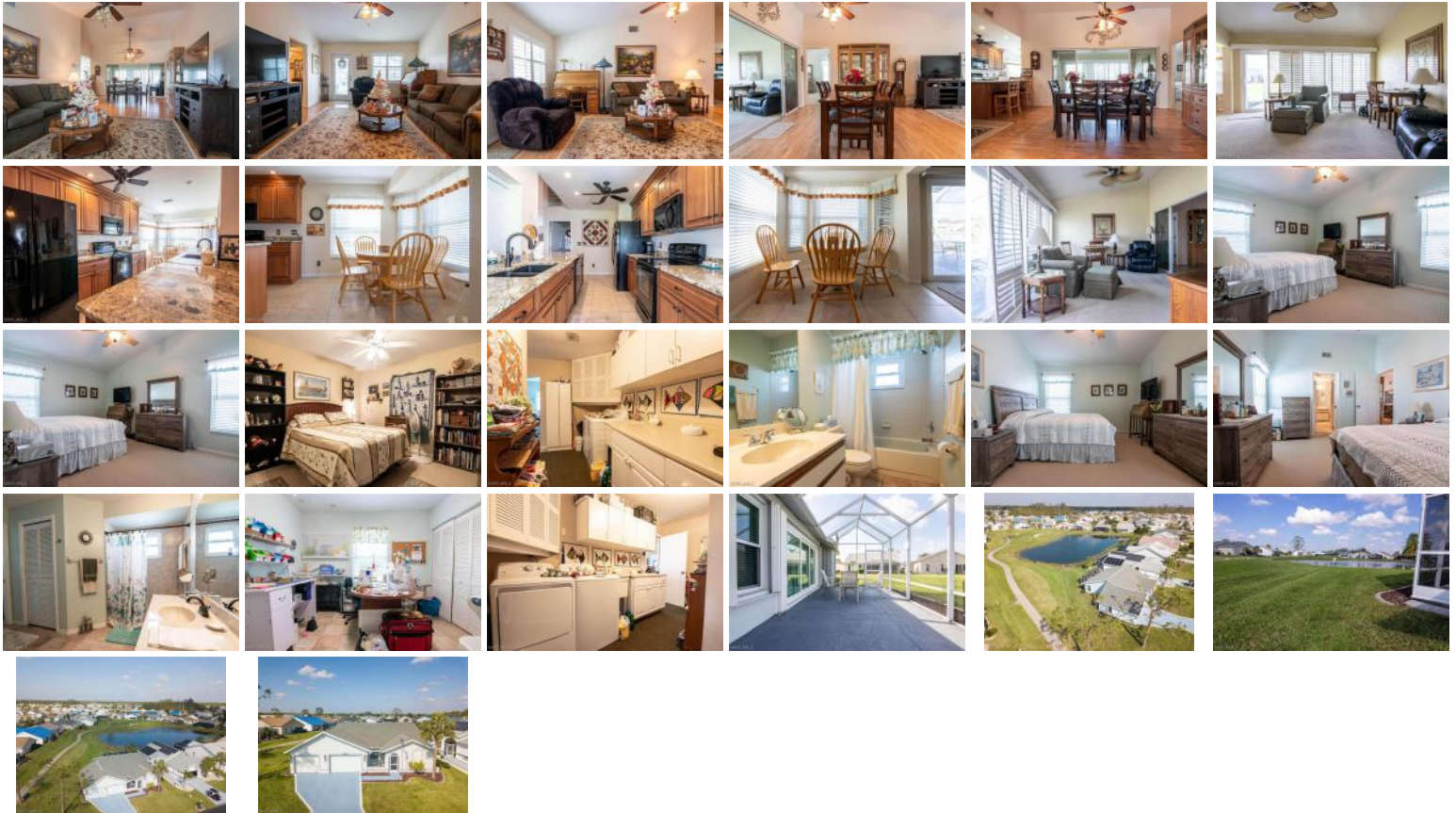
Trans Agent Comp: 3%

Office Address: 2326 Del Prado Blvd,  
Cape Coral, FL 33990

Broker Name: Yoselyn Ramos-Hollow

Broker Email: YoselynH@REMAX.net

### 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.



Bradley Freeman

Brad@BankOnIt.com

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

## Property 13 Information



### 3296 Clubview Drive, NORTH FORT MYERS, FL 33917

Price:	\$309,900	MLS Listing ID:	224000153
Status:	Active	MLS Association:	Royal Palm Coast
Type:	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:	1,852	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	Huge REDUCTION SELLER WANTS YOUR OFFERS, Rare opportunity to grab this A PLUS location on the BIG Lake with southern exposure and expansive views of the golf course, large lake and clubhouse. The lanai has been improved to living space expanding the square footage to 1862 square feet. The roof on this one is 2021. Recent pending on the big lake are way north of 400K. Amenity Rich Sabal Springs Golf and Racquet Club includes a fresh coat of paint on your house every 7th year, tennis, driving Range, putting Green, Clubhouse, Restaurant, Pool, Spa, Exercise Facility, Shuffleboard, Pickle Ball, Lawn Care, Fertilization, Street Maintenance, WIFI, Cable TV, Great security manned Gate House, and evening patrol. Property is offered turn key and the sellers are motivated.
Legal Description:	SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK 5 PB 41 PG 19 LOT 5
Private Remarks:	Buyer to pay a one time capital contribution of 1000.00 at closing
Showing Instructions:	Click Showing Icon,Key Box - Supra iBox,Owner Occupied,Short Notice OK

## Features

Water Features:	Lake view, Waterfront property
General Info:	Pets on approval
Style:	Ranch style
Community:	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:	Shingle roof
Heating/Cooling:	Central air conditioning, Central heat, Electric heating
Interior:	Breakfast bar, Pantry, Tub and separate shower, Ceiling fan(s), Secondary bedrooms split from master bedroom
Flooring:	Carpet, Tile flooring
Rooms:	Attic
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:	5	APN:	22-43-24-02-00005.0050	Middle School:	
Unit:		Lot Dimensions:	55 x 100 x 55 x 100	High School:	

## Financial Information

HOA Fee:	\$1,044	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$2,887	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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 13 Information Continued

### Listing Information

Owner Name: U Khan Amir

Buyer Agent Comp:

Licensee Name: Doug Knox

Licensee Phone: (239) 242-2000

Licensee Cell: (239) 980-2158

Licensee Email: doug\_knox@yahoo.com

Owner Phone:

Non Rep Comp:

Office Name: RE/MAX Realty Team

Office Phone: (239) 242-2000

Office Fax: (239) 242-2028

Office Email: YoselynH@Remax.net

Bonus:

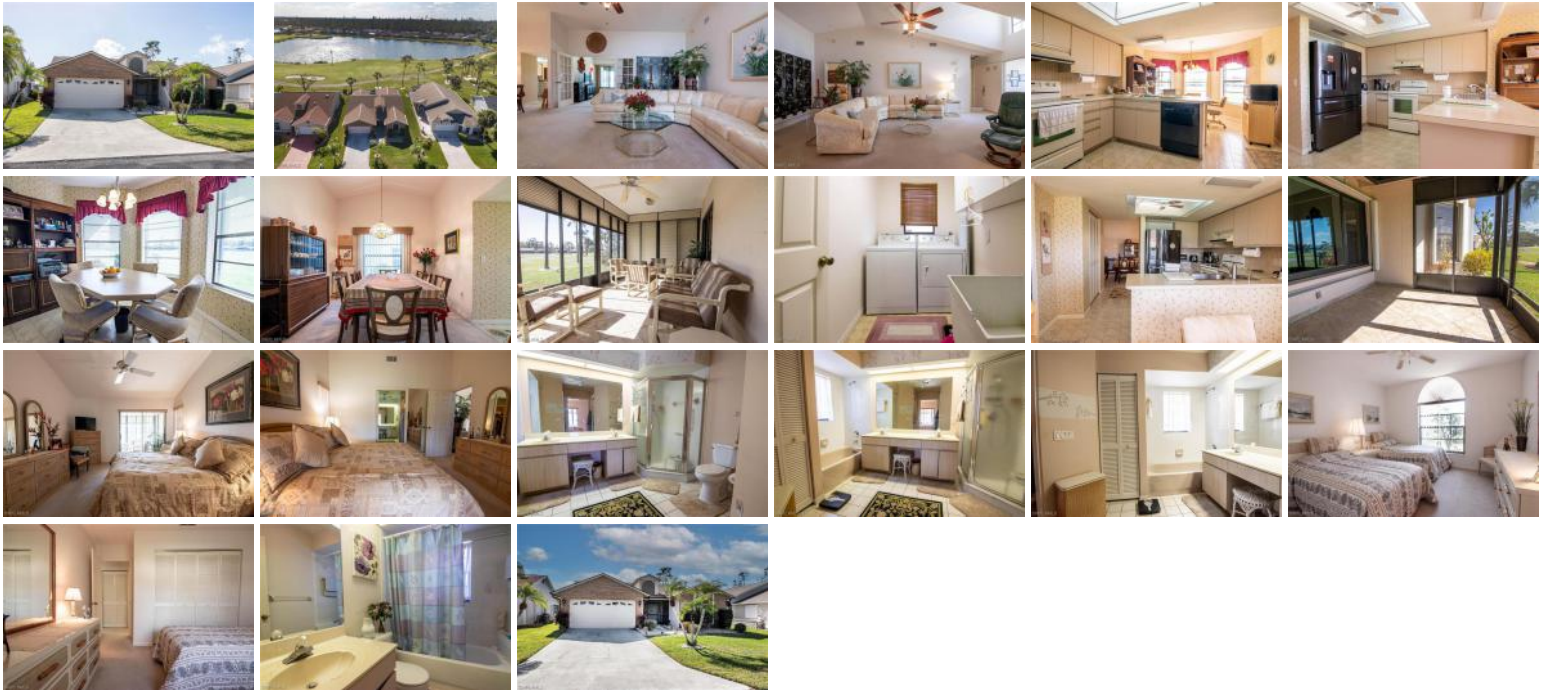
Trans Agent Comp: 2.5%

Office Address: 2326 Del Prado Blvd,  
Cape Coral, FL 33990

Broker Name: Yoselyn Ramos-Hollow

Broker Email: YoselynH@REMAX.net

### 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

Bank On It Realty

Office: (954) 515-0030

Fax: (954) 515-0033

## Property 14 Information



### 17819 Dracena Circle, NORTH FORT MYERS, FL 33917

Price:	\$299,900	MLS Listing ID:	224055065
Status:	Pending	MLS Association:	Royal Palm Coast
Type:	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:	0.15
Living Sq Ft:	1,993	Lot Sqft:	
Virtual Tour:	<a href="https://tours.realestatephotos360.com/idx/234249">https://tours.realestatephotos360.com/idx/234249</a>		

## Property Description

Public Remarks:	NEARLY 2000 SQ FT LIVING AREA WITH FABULOUS WATER VIEWS nestled in the heart of Sabal Springs Golf & Racquet Club. Only a short walk to the Club and its numerous resort style amenities; including The Lake House Restaurant and Bar, offering good food and a vibrant social scene in this over 55 Resident Owned Community. The Spacious 2 Bedroom/ 2 Bath / Family Room/ Over-Sized 2 Car Garage home is located on a Premium Golf Course water front lot with a STUNNING WATER VIEW, Eastern Exposure, Huge Lanai and a Back Yard with NO CART PATH. Home offers tons of storage with a Walk-In Pantry, Large Laundry Room with Cabinets, and a massive Master Bedroom Walk-In Closet. A formal dining room lives conveniently off the kitchen. Home also boasts a Newer Refrigerator, Microwave, and beautiful Granite Counter-Tops in kitchen. The residence is protected with Electric + Manual Hurricane Shutters (No panels to install) with a Hurricane window in the Guest Bedroom. NEW ROOF IN 2023. Sabal Springs is a destination community conveniently close to Shopping, Entertainment + Restaurants. Low Maintenance Fee of \$348 monthly paid quarterly covers Lawn Care, Cable + Wifi, Re-painting of homes Exterior, and membership in the Club with all amenities included except Golf. The Homeowners love this community and you will too! GOLF IS OPTIONAL, FUN IS NOT!
Driving Directions:	Turn into Sabal Springs Golf + Racquet Club off of US41 N. At guard gate turn right on Sabal Springs Blvd. Then left onto Clubview Dr. Pass Acacia Dr and take the next right on Dracena Circle. Home will be on right.
Legal Description:	SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK 9 PB 41 PG 20 LOT 16
Private Remarks:	PLEASE READ ACCESS NOTES ON SHOWING TIME. DO NOT LOCK SIDE GARAGE DOOR! Buyer pays the following: One time \$1,000 capital contribution at time of closing, Application fee is \$175.00 for US citizens plus a \$40.00 per person background check, and \$100 transfer fee at time of closing. All information supplied by third party and deemed reliable, but not guaranteed. POF or Pre-Approval letter must accompany offer. Submit applications thru: <a href="https://buyerapplications.com">https://buyerapplications.com</a> . Sellers Property Disclosure is not available. Home has Polybutylene or original PVC piping and is scheduled to be re-piped on 8-5-24. Completion by 8-8-24.
Showing Instructions:	Click Showing Icon, Key Box - Supra iBox, Short Notice OK, Sign on Property

## 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), Community tennis court(s), Gated community
Stories:	Single story
Scenery:	Golf course view
Parking:	Attached parking, Automatic garage door, Garage(s), Paved driveway
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Heating/Cooling:	Central air conditioning, Central heat, Electric heating, Humidifier
Interior:	Breakfast bar, Pantry, Tub and separate shower, Ceiling fan(s), Walk-in closet(s), Cathedral ceilings
Flooring:	Tile flooring
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

## Property Information

Lot:		Zoning:		Elem School:	
Block:	9	APN:	22-43-24-02-00009.0160	Middle School:	
Unit:		Lot Dimensions:	62 x 106 x 62 x 106	High School:	

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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 14 Information Continued

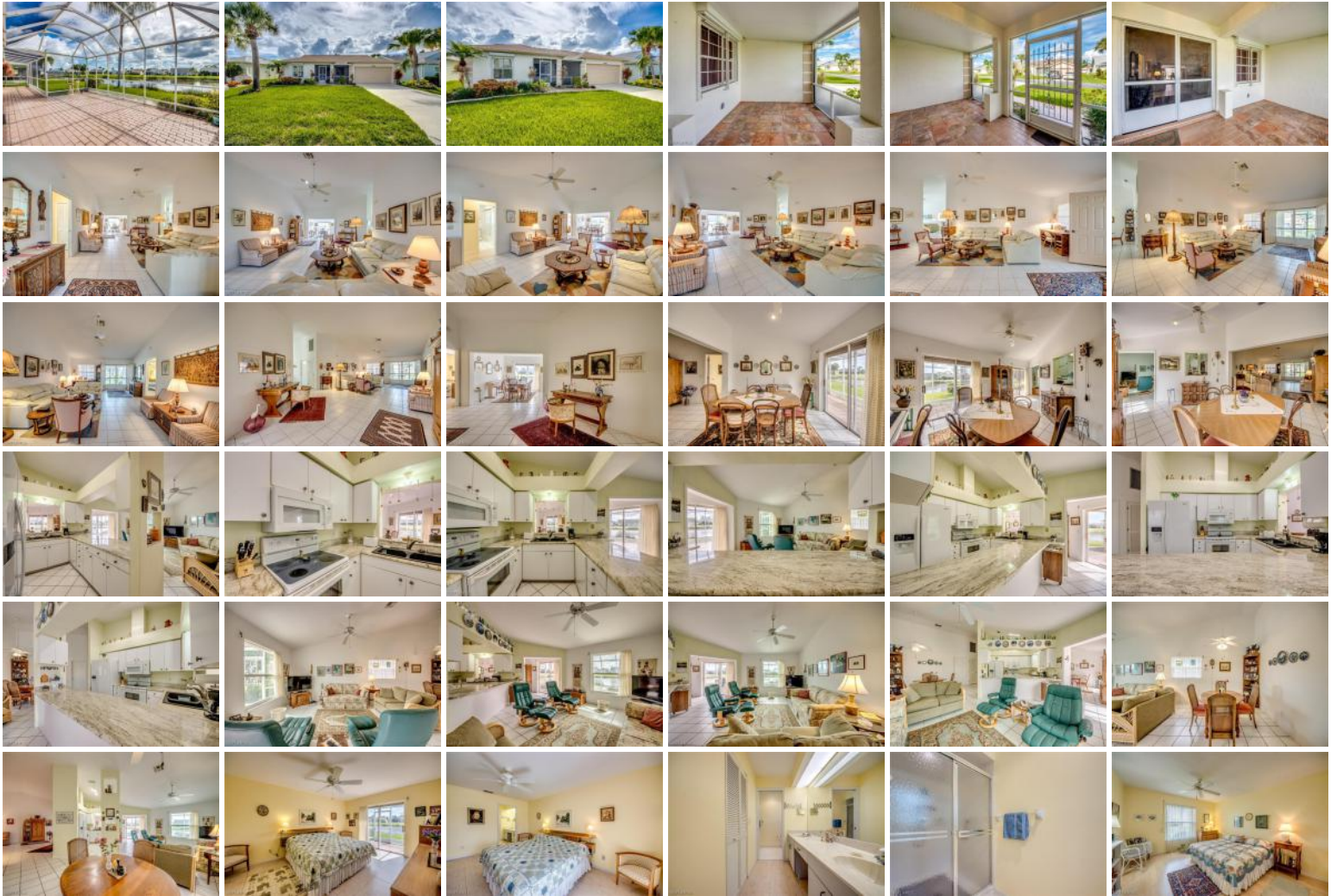
### Financial Information

HOA Fee:	Maintenance Fee: \$1,044	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$1,999	Tax Year: 2023	Homestead:

### Listing Information

Owner Name: Luben + Paula Scheff Trust	Owner Phone:	Bonus:
Buyer Agent Comp:	Non Rep Comp:	Trans Agent Comp: 2.5%
Licensee Name: Peggy Maul	Office Name: Vision One Realty Group, Inc.	Office Address: 3436 Marinatown Lane, Ste. L1F, North Fort Myers, FL 33903
Licensee Phone: (239) 770-4458	Office Phone: (239) 822-2087	Broker Name: Kerrey Zito Hoolihan
Licensee Cell:	Office Fax: (239) 790-5649	Broker Email: kerreywho@aol.com
Licensee Email: peggymaul@gmail.com	Office Email: Kerreywho@aol.com	

### 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.

# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 15 Information



### 17721 Pineapple Palm Court, NORTH FORT MYERS, FL 33917

Price:	\$285,000	MLS Listing ID:	223059061
Status:	Sold (02/16/2024)	MLS Association:	Royal Palm Coast
Type:	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:	1996	Acres:	0.14
Living Sq Ft:	1,407	Lot Sqft:	
Virtual Tour:			

## Property Description

Public Remarks:	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.
Legal Description:	SABAL SPGS GOLF + RACQUET CLUB U-3 BLK 18 PB 47 PG31 LOT 22
Private Remarks:	Buyer to pay a one time capital contribution of 1000.00 at closing.
Showing Instructions:	Call Listing Agent, Click Showing Icon, Owner Occupied, Short Notice OK

## 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), 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

## Sold Information

Sold Date:	02/16/2024	Original Price:	\$300,000	Selling Agent:	Doug Knox
Sold Price:	\$285,000	Sales Team:		Selling Office:	RE/MAX Realty Team

## Property Information

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 Information

HOA Fee:	\$1,053	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$3,266	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.



# Licensee Detail Report + Photos

Bradley Freeman

Brad@BankOnIt.com

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

## Property 15 Information Continued

### Listing Information

Owner Name: Bruce M & Jeanne T Otenti

Buyer Agent Comp:

Licensee Name: Doug Knox

Licensee Phone: (239) 242-2000

Licensee Cell: (239) 980-2158

Licensee Email: doug\_knox@yahoo.com

Owner Phone:

Non Rep Comp:

Office Name: RE/MAX Realty Team

Office Phone: (239) 242-2000

Office Fax: (239) 242-2028

Office Email: YoselynH@Remax.net

Bonus:

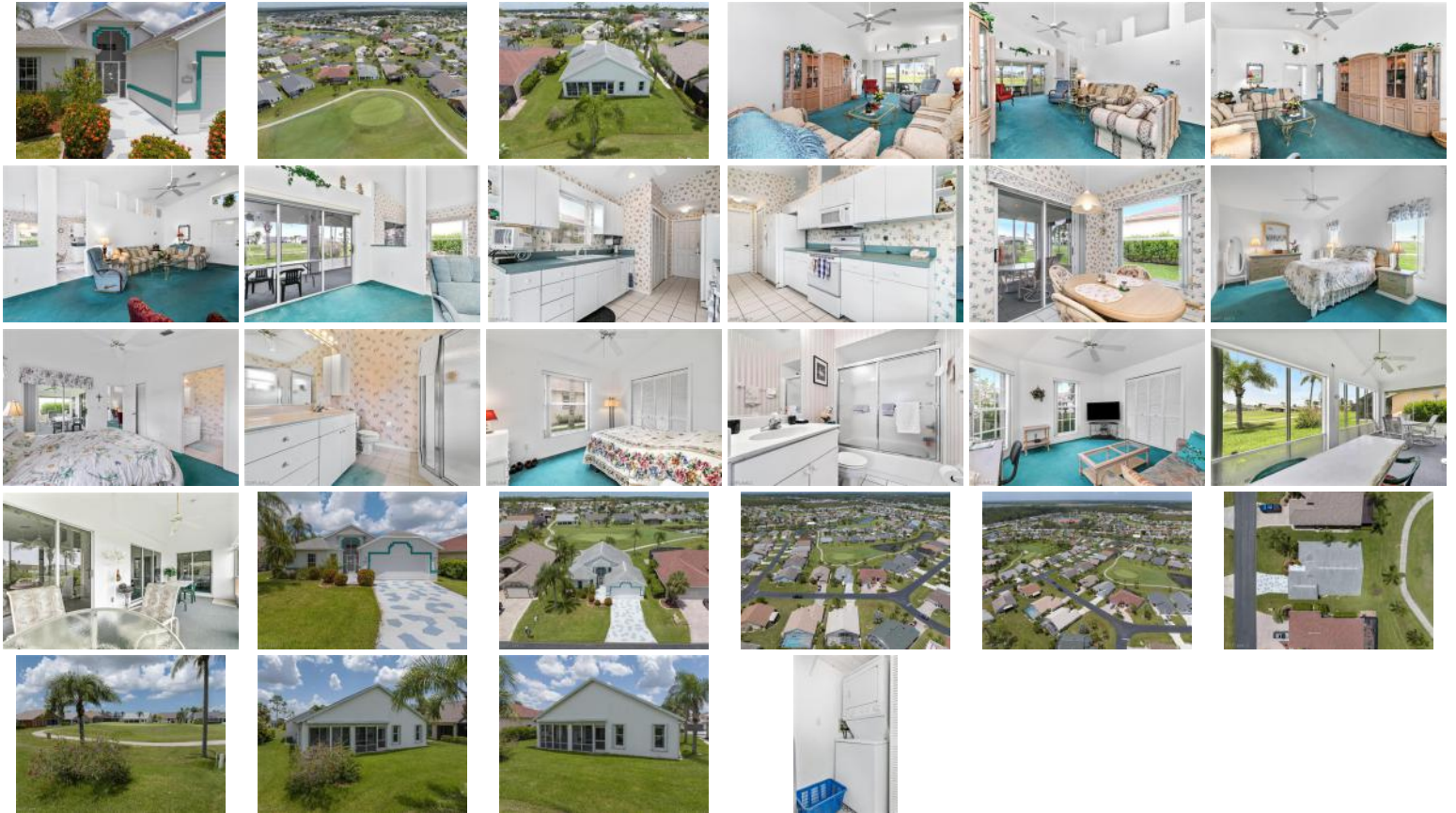
Trans Agent Comp: 2.5%

Office Address: 2326 Del Prado Blvd,  
Cape Coral, FL 33990

Broker Name: Yoselyn Ramos-Hollow

Broker Email: YoselynH@REMAX.net

### 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.