

REALTOR Report

Residential REALTOR Report



General Information	ML# 224016512
List Price:	\$425,000
MLS#:	224016512
Address:	2551 BARCELONA AVE FORT MYERS, FL 33905
GEO Area:	FE07 - East Fort Myers Area
County:	Lee
Status Type:	Resale Property
List Price/Sqft:	\$236.11
Property ID:	28-43-26-06-00066.0240
Furnished:	Partially Furnished, Unfurnished
Approx. Living Area:	1800 - Property Appraiser Office
Approx. Total Area:	- Property Appraiser Office
Building Design:	Single Family
Virtual Tour URL:	http://terrydonovan1.com/RE/MAX_Gulf_Coast_Living
Listing Broker:	RE/MAX Gulf Coast Living
Status:	Incoming ()
Property Class:	Residential
Subdivision:	
Development:	
DOM:	0
CDOM:	
Bedrooms:	3+Den
Baths:	2 (2 0)
Den/Flex:	Yes
Year Built:	1987
County Permit #:	

Detailed Property Information

Property Information: Welcome to this charming single-family home boasts 3 bedrooms plus a den, providing ample space for your family's needs. Enjoy the Florida sunshine in your own private paradise with a complete fenced yard, perfect for relaxation and entertaining with a nice new concrete patio with ceiling. The home features 2 bathrooms, ensuring convenience and comfort for everyone. You have a nice large carport for your vehicle and plenty of parking on the property. The fenced-in yard adds an extra layer of privacy, creating a secure environment for your loved ones, including furry friends. Nestled in the heart of Fort Myers, this property is ideally located for those who appreciate the best of South West Florida living. Immerse yourself in the vibrant community, take advantage of nearby golf courses, and embrace the Florida lifestyle with easy access to beaches and tennis facilities. Don't miss the opportunity to make this house your home - a perfect blend of comfort, style, and the sunny delights of Southwest Florida living. ML# 224016512

Ownership:	Single Family	Pets:	No Approval Needed
Lot Size:	.32 (acres) / 13,721 (sqft) - Property Appraiser Office	Pets - Max. Weight:	
Cable:	Yes	Pets - Max. Number:	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		Approx. Lot Size:	79x124x163x138 - Property Appraiser Office
Guest House Desc:		Gulf Access Type:	
Elementary School:		Windows:	Single Hung
Middle School:		Exterior Finish:	Stucco
High School:		Community Type:	Non-Gated
Flooring:	Carpet, Laminate, Tile	Golf Type:	
Cooling:	Ceiling Fans, Central Electric	Floor Plan Type:	Great Room, Split Bedrooms
Kitchen:		Heating:	Central Electric
View:	Landscaped Area	Gas YN:	No
Private Pool:	No	Gas Description:	
Private Spa:	No		
Amenities:	None		
Bedroom:			
Dining:	Dining - Family		
Equipment:	Cooktop - Electric, Dishwasher, Dryer, Refrigerator/Icemaker, Self Cleaning Oven, Washer/Dryer Hookup		
Exterior Features:	Fence, Patio		
Interior Features:	Built-In Cabinets, Cable Prewire, Foyer, Pantry		
Master Bath:			
Additional Rooms:	Den - Study, Laundry in Residence		
Parking:	2+ Spaces, Covered, Driveway Paved, Paved Parking		
Road:	Cul-De-Sac, Paved Road		
Restrictions:	None		
Security:			
Storm Protection:	Shutters - Manual		

Unit/Bldg. Information

Building #:		Units in Complex:	1	Builder Product:	No	ML# 224016512
Total Floors in Property:	1	Building Style:	1 Story/Ranch, Traditional	Builder Name:		
Total Building Floors:	1	Construction:	Concrete Block			
Unit Floor:	1	Roof:	Shingle			
Units in Building:	1	Elevator:	None			
Garage:		Carport:	Detached			
# Garage Spaces:	0	# Carport Spaces:	1			

Lot Information

Waterfront:	No	Waterfront Descrip.:	None	ML# 224016512
Gulf Access:	No	Boat/Dock Info:	None	
Canal Width:	None	Water:	Central	
Rear Exposure:		Sewer:	Central	
Sec/Town/Rng:	28/43/	Irrigation:		
Legal Unit:	2551	Lot Description:	Cul-De-Sac, Irregular Shape, Oversize	
Subdivision #:	06	Lot:	24	
Zoning:	RS-1	Block/Bldg:	66	
Legal Desc:	FT MYERS SHORES UNIT 6 BLK 66 PB 17 PG 75 LOTS 24 + 25			

Room Information

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	ML# 224016512
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Financial/Transaction Information

Total Tax Bill:	\$725	HOA Description:		ML# 224016512
Tax Year:	2023	Association Mngmt Phone:		
Tax Desc:	City And County, Homestead	Recurring Fees:		
Tax District Type:	Not Applicable	HOA Fee:	\$0	
Terms:	Buyer Finance/Cash	Master HOA Fee:	\$0	
Possession:	At Closing	Condo Fee:	\$0	
Approval:	None	Spec Assessment:	\$0	
Management:	None	Other Fee:	\$0	
Maintenance:	Lawn/Land Maintenance	Land Lease:	\$0	
Special Info:	Seller Disclosure Available	Annual Food & Beverage Minimum:	\$0	
Num of Leases/Yr:		Mandatory Club Fee:	\$0	
Min. Days Of Lease:		Rec. Lease Fee:	\$0	
Subject to FIRPTA:	No	Total Annual Recurring Fees:	\$0	
Subject To Lease YN:	No	One Time Fees		
Lease Description:		Mandatory Club Fee:	\$0	
Lease Expiration Date:		Land Lease:	\$0	
Ownership & Leasing:	No			
Seller Flood Ins YN:				
Ownership Interest:	Listing Agent has No Interest			

Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$0
Application Fee: \$0
Total One Time Fees: \$0

Office Information

Office Code: FFLIV
Office Name: [RE/MAX Gulf Coast Living](#)
Office Address: 12928 Palm Beach Blvd.
Fort Myers FL, 33905
Office Ph: 239-693-1959
Office Fax: 239-693-2869
Board: Florida Gulf Coast

Agent ID: P3345972
Agent Name: [Cecilia Biava](#)
Agent Phone: 239-245-7741
Agent Fax: (239) 693-2869
Agent Email: ceciliambiava@gmail.com
Attribution Contact:

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Co-List Office Code: FFLIV
Co-List Office Name: [RE/MAX Gulf Coast Living](#)

Co-List Agent ID: P3344131
Co-List Agent Name: [Peter Biava](#)
Co-List Agent Fax:
Co-List Agent Email: PHBiava@aol.com

Settlement Agent Information

Name: Karen Tomlinson/Fidelity National Title of Florida
Address: 14680 S Tamiami Trail Suite 4 Fort Myers, FL 33912

Phone: 239-466-3212
Email: KaTomlinson@fnf.com

Listing Information

Owner Name: Terry L & Agustin K Donovan
Bonus Amount:
Bonus Amount Description:
Auction: No
Foreclosed (REO): No
Potential Short Sale: No
Short Sale Comp:
Single Agent Comp: 2.5%
Trans Broker Comp: 2.5%
Non-Rep Comp: 0
Joint Agency:
Listing Date: 02/24/24
Date Expiration: 09/24/24
Source Of Measurements: Property Appraiser Office
Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com
Showing Inst.: 24 Hour Notice, Key Box - Supra iBox, Owner Occupied, Short Notice OK
Listing Type: Exclusive Right to Sell
Is there a sign on the property with Seller contact information: No
Contact Seller for showing: No
Listing Broker available on contract presentation and negotiations: Yes
Listing Broker will perform post contract services: Yes
Limited Service Listing: No

Appointment Req.: Yes
Appointment Phone: 239-245-7741
Variable Rate Comm.: No
Target Marketing: Yes
Listing on Internet: Yes
Address on Internet:
Blogging:
AVM:

Contract Closing Date:

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Confidential Information

Thank you for showing! Please provide proof of cash funds or pre-approval letter Please forward offers to:ceciliambiava@gmail.com & Text or Call 301-332-8853 to verify the offer has been received. ALL Information contained in the listing must be verified by the Buyer(s) and Buyer(s) agent. Information was gathered from several sources, which may or may not be accurate. Please check on the owners' website to get more information on the home: <http://terrydonovan1.com/> Shed and trailer can convey, same with the treadmill and the master bedroom furniture

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Driving Directions

From I-75, head East on Palm Beach Blvd, turn left onto Weber, turn right onto Barcelona, home on left

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

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