



List Price:	\$380,000	Status:	
MLS#:	220005427	Property Class:	Residential
Address:	14300 RIVA DEL LAGO DR #1703, FORT MYERS FL 33907		
GEO Area:	FM17 - Fort Myers Area	Apx Liv Area:	1,859
County:	Lee	Apx Tot Area:	2,080
Status Type:	Resale Property	DOM/CDOM:	--/--
List Price/Sqft:	\$204.41	Beds/Baths:	
Property ID:	26-45-24-08-0000N.1703	Year Built:	2005
Furnished:	Furnished		
Bldg Design:	High Rise (8+)		
Virtual Tour URL:			
Virtual Tour URL2:			
Subdivision:	RIVA DEL LAGO		
Development:	RIVA DEL LAGO		
Listing Broker:	Select Real Estate		

Detailed Property Information**ML# 220005427**

Property Information: Enjoy the Contemporary Mediterranean Design and Carefree Lifestyle of this Gated Community surrounded by the 300 Acres of Lakes of Lee County Regional Lakes Park & Preserve. It is all about the Views & Breathtaking SW Sunsets from this 17th Floor with 3 bedrooms, 3 baths (ensuite) Furnished, less personal exceptions, all updated by a Professional Designer reflecting Beach Living & Décor w/enhanced quality of hardwood floors & crown moldings throughout, higher baseboards, solid 8' panel doors, impact glass windows & doors, garage parking & Storage. Perfect 1st or 2nd home & Ready to Occupy! On Site Management, Concierge services, State of the Art Fitness Center, Library, Business Center, Clubroom w/Bar, Catering Kitchen, Social Room, Media Room perfect for meeting friends and neighbor's, Resort Style Pool/Spa, Cabana & Grills, Boat & Bike storage, Fishing, Canoeing, Tennis, Private access to the Lakes Park to Walk, Jog, Bike, Picnic, or enjoy Bird watching & the Aesthetics of Wildlife Habitat. Only Minutes to Shopping, Restaurants, Theatres, Hospitals, Sport Complex(s), Countless Golf Courses, Historic Downtown, SW Reg Airport, & the Sunny Gulf Beaches of Fort Myers and Sanibel.

Ownership:	Condo	Pets:	Limits
Lot Size:		Pets - Max. Weight:	25
Cable:	Yes	Pets - Max. Number:	2
Guest House L.A.:		Pets - Other Limits:	
Guest House Desc:		Approx. Lot Size:	0x0x0x0 - Developer Brochure
Elementary School:		Windows:	Impact Resistant
Middle School:		Exterior Finish:	Stucco
High School:		Community Ty:	Boating, Gated, Tennis
Private Pool:	No	Golf Type:	
Private Spa:	No	Floor Plan Type:	Great Room, Split Bedrooms
Heating:	Central Electric		
Kitchen:			
View:	Lake, Landscaped Area, Preserve, Water, Water Feature		
Flooring:	Wood		
Cooling:	Central Electric		
Amenities:	BBQ - Picnic, Bike And Jog Path, Bike Storage, Billiards, Boat Storage, Clubhouse, Community Boat Dock, Community Pool, Community Room, Community Spa/Hot tub, Concierge Services, Dog Park, Exercise Room, Extra Storage, Hobby Room, Internet Access, Library, Tennis Court, Theater, Trash Chute, Underground Utility		
Bedroom:	Split Bedrooms, Two Master Suites		
Dining:	Breakfast Bar, Dining - Living		
Equipment:	Cooktop, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Refrigerator/Freezer, Safe, Self Cleaning Oven, Smoke Detector, Wall Oven, Washer		
Exterior Features:	Gazebo, Pond, Sprinkler Auto, Water Display		
Interior Features:	Bar, Cable Prewire, Fire Sprinkler, Foyer, High Speed Available, Laundry Tub, Smoke Detectors, Tray Ceiling, Walk-In Closet, Window Coverings		
Master Bath:	Dual Sinks, Separate Tub And Shower		
Additional Rooms:	Laundry in Residence, Screened Lanai/Porch		
Parking:	2 Assigned, Covered, Driveway Paved, Guest, Paved Parking, Under Bldg Open		
Restrictions:	Deeded, Limited Number Vehicles, No Commercial, No RV		
Security:	Entry Keypad, Entry Phone, Gated		
Storm Protection:	Impact Resistant Doors, Impact Resistant Windows		

Unit/Bldg. Information**ML# 220005427**

Building #:	14300	Builder Product:	No	Unit Floor:	17	Total Floors:	1
Carport:				Garage:	2, Detached		

Elevator: Common **Construction:** Concrete Block, Elevated, Piling, Poured
Concrete
Roof: Built-Up or Flat **Building Descript:** Florida, Traditional

Lot Information

ML# 220005427

Waterfront: Yes **Waterfront Descrip:** Lake
Gulf Access: No **Boat/Dock Info:** Boat Dock Private
Gulf Access Type: **Water:** Central
Canal Width: **Sewer:** Central
Rear Exposure: SW **Irrigation:** Lake/Canal
Sec/Town/Rng: 26/45/24 **Lot Description:** Dead End
Legal Unit: 08 **Lot:** 1703
Subdivision #: 08 **Block/Bldg:** N
Zoning: C-1
Legal Desc: RIVA DEL LAGO CONDO DESC IN INST#2005-128203 UNIT 1703-N

Room Information

ML# 220005427

Room Type	Size	Room Type	Size	Room Type	Size
Great Room	22 x 19	Kitchen	12 x 13	Master Bedroom	17 x 13
Bedroom	15 x 12	Bedroom	12 x 13		

Financial/Transaction Information

ML# 220005427

Total Tax Bill: \$2,245.00 **HOA Description:**
Tax Year: 2019 **Assoc Mngmt Phone** 239-432-2824
Tax Desc: Homestead
Min. Days Of Lease: 30
Num of Leases/Yr: 4
Approval: Application Fee, Buyer, Tenant

Management: Professional
Terms: Buyer Finance/Cash, Seller Pays Title

Maintenance: Cable, Concierge Service, Insurance, Internet/WiFi
Access, Irrigation Water, Lawn/Land Maintenance,
Legal/Accounting, Manager, Pest Control Exterior, Rec

Special Info: Seller Disclosure Available

Tax District Type: Not Applicable

Possession: At Closing

Subject to FIRPTA: No

Recurring Fees:

HOA Fee:
HOA Description:
Master HOA Fee
Condo Fee: \$2,008 Quarterly

Spec Assessment:

Land Lease:
Mandatory Club Fee:
Rec. Lease Fee:

Total Annual Recurring Fees: \$8,032

One Time Fees

Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$0
Application Fee: \$175

Total One Time Fees: \$175

Office Information

ML# 220005427

Office Code: SREB **Agent ID:** 557281
Office Name: Select Real Estate **Agent Name:** Carolyn Walters
Office Address: 9250 Corkscrew Road #8 **Agent Phone:** (239) 872-0468
ESTERO FL 33928 **Agent Fax:** (239) 872-0468
Office Phone: (239) 277-1515 **Fax:** (239) 277-0868 **Agent Email:** cwalt19116@aol.com

Settlement Agent Information

ML# 220005427

Name: John M Wicker, Esq. **Phone:** 239-939-2222
Address: 12670 New Brittany Blvd. Ste 101 Fort Myers, FL 33907 **Email:** jwicker@lawcrw.com

Listing Information

ML# 220005427

Owner Name: Joann S Ewing TR
Bonus Amount: **Non-Rep Comp:** 0% **Variable Rate Comm:** No
Auction: No **Joint Agency:** No **Target Marketing:** Yes
Foreclosure (REO): No **Listing Date:** 01/20/2020 **Listing on Internet:** Yes
Potential Short Sale: No **Date Expiration:** 07/20/2020 **Address on Internet:** Yes

Short Sale Comp:		Appointment Req:	Yes	Blogging:	Yes
Buyer Agent Comp:	2.5%	Appointment Phone:	239-872-0468	AVM:	Yes
Trans Broker Comp:	2.5%				
Src of Measurements:	Developer Brochure				
Internet Sites:	Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com, Zillow Group				
Showing Inst:	Click Showing Icon, Key Box - Supra iBox, No Sign On Property, See Remarks, Short Notice OK, Vacant				
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		

Confidential Information**ML# 220005427**

NO SHOWINGS FROM FEBRUARY 3, 2020 THROUGH FEBRUARY 10, 2020 AS SELLER WILL BE IN RESIDENCE.

Seller shall provide a \$5000.00 Decorating/Appliance Allowance at Closing with a Full Price Offer ONLY!

Driving Directions**ML# 220005427**

U.S. 41 & 7/8 MILE SOUTH OF BELL TOWER, TURN WEST ON LAKERIDGE CT DIRECT TO RIVA DEL LAGO, GATE CODE FOR ENTRY 111, GO TO MANAGEMENT OFFICE TO REGISTER & PICK UP KEY FOR ACCESS..

HOURS: M-F - 8 am-6 pm, Sat & Sun - 10 am-2:30 pm

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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