

Customer Detail Report + Photos

Bradley Freeman

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Bank On It Realty
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Property 1 Information



3526 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$386,000	MLS Listing ID:	223042634
Status:	Sold (07/24/2023)	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:	2002	Acres:	0.17
Living Sq Ft:	2,731	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPRINGS GOLF + RAC CLUB U-4-C PB 68 PGS 41-45 BLK 3 LOT 16

Features

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

Property Information

Lot:		Zoning:		Elem School:	
Block:	3	APN:	22-43-24-08-00003.0160	Middle School:	
Unit:		Lot Dimensions:	55 x 100 x 55 x 100	High School:	

Financial Information

HOA Fee:	\$978	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$4,439	Tax Year:	2022	Homestead:	

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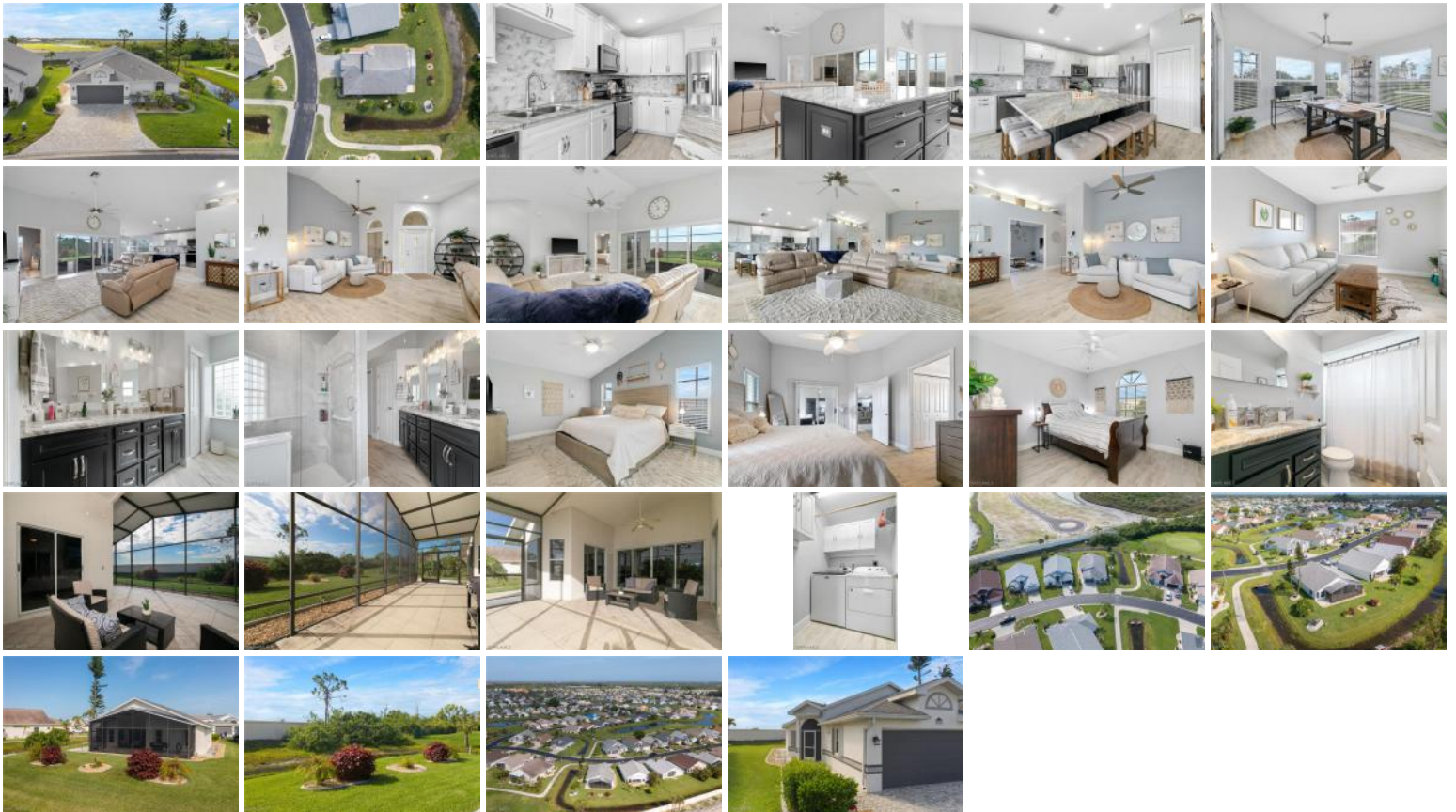
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Property 1 Information Continued

Additional Images



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Property 2 Information



17681 Acacia Drive, NORTH FORT MYERS, FL 33917

Price:	\$378,000	MLS Listing ID:	223065072
Status:	Sold (11/14/2023)	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:	1992	Acres:	0.17
Living Sq Ft:	1,767	Lot Sqft:	
Virtual Tour:	https://listings.snapshotlistings.com/videos/f2f210e8-b6c8-4665-84af-0621464c1b08		

Property Description

Public Remarks:

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

Legal Description:

SABAL SPGS GOLF+RACQUET CL U-2 BLK 17 PB 43 PG 80 LOT 33

Features

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

Property Information

Lot:	Zoning:	Elem School:
Block: 17	APN: 22-43-24-03-00017.0330	Middle School:
Unit:	Lot Dimensions: 61 x 115 x 43 x 100	High School:

Financial Information

HOA Fee:	Maintenance Fee: \$978	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$3,667	Tax Year: 2022	Homestead:

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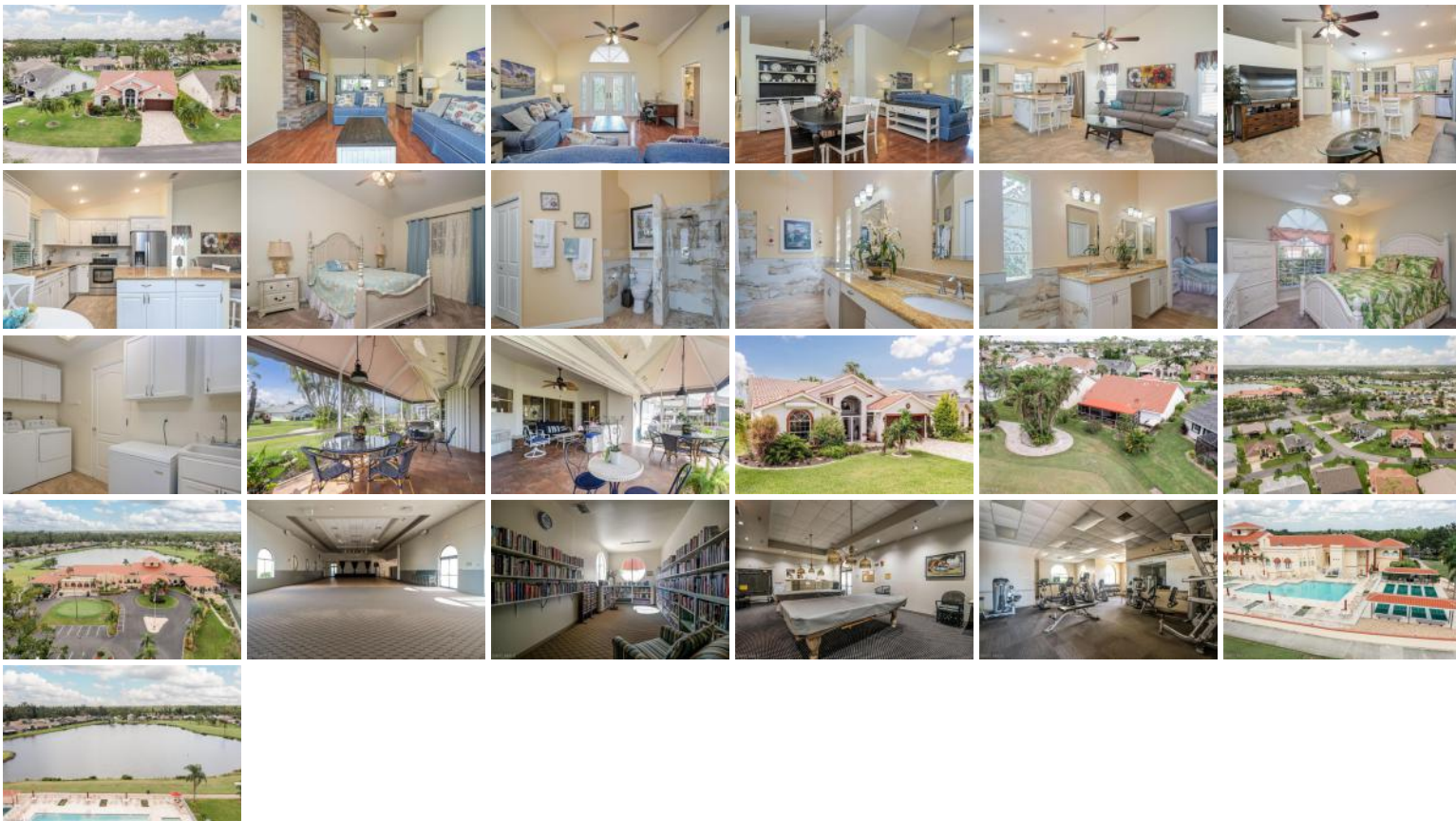
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Property 2 Information Continued

Additional Images



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Property 3 Information



3609 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$371,000	MLS Listing ID:	223023193
Status:	Sold (06/05/2023)	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:	2000	Acres:	0.20
Living Sq Ft:	2,214	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: NEW PRICE! WHAT MAKES THIS HOME SO SPECIAL? This charming true 3 BEDROOM home overlooking the 10th Tee on an oversized lot with Southern Exposure & sweeping view of the lake is being sold furnished/ TURNKEY & has been lovingly cared for with lots of pride in ownership. DID WE MENTION, currently only 3 Sabal Springs homes for sale on the actual Golf Course...& VIEW IS EVERYTHING in Sabal Springs. Home does not back up to busy roads or other communities & offers peaceful privacy! Ready for new owners, just bring your clothes! This fantastic home shows beautifully & boasts many upgrades. GORGEOUS new tile laid on the diagonal throughout the main living areas & in master bedroom and bathroom, carpet in the 2 spare bedrooms with extra closet storage space & shelves in the true 3rd bedroom, 2018 roof, white cabinets in the kitchen with solid surface counter tops & tile backsplash, newer appliances, laundry in residence, updated glass shower in the master with floating glass shower door & newer vanity. The lanai space features a beautiful travertine tile floor, new screens, high ceilings & a FANTASTIC VIEW! This 55+ community offers lots of activities, optional golf and low HOA fees!

Driving Directions: Please use main entrance to subdivision off Hwy 41

Legal Description: SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 3 LOT 1

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: 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, Electric heating

Interior: Breakfast bar, Pantry, Tub and separate shower, Ceiling fan(s), Walk-in closet(s)

Flooring: Carpet, Tile flooring

Laundry: Indoor laundry room

Inclusions: Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven

Financial: Home owners fee

Property Information

Lot:	Zoning:	Elem School:
Block: 3	APN: 22-43-24-07-00003.0010	Middle School:
Unit:	Lot Dimensions: 92 x 154 x 38 x 123	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$1,843	Tax Year: 2021	Homestead:

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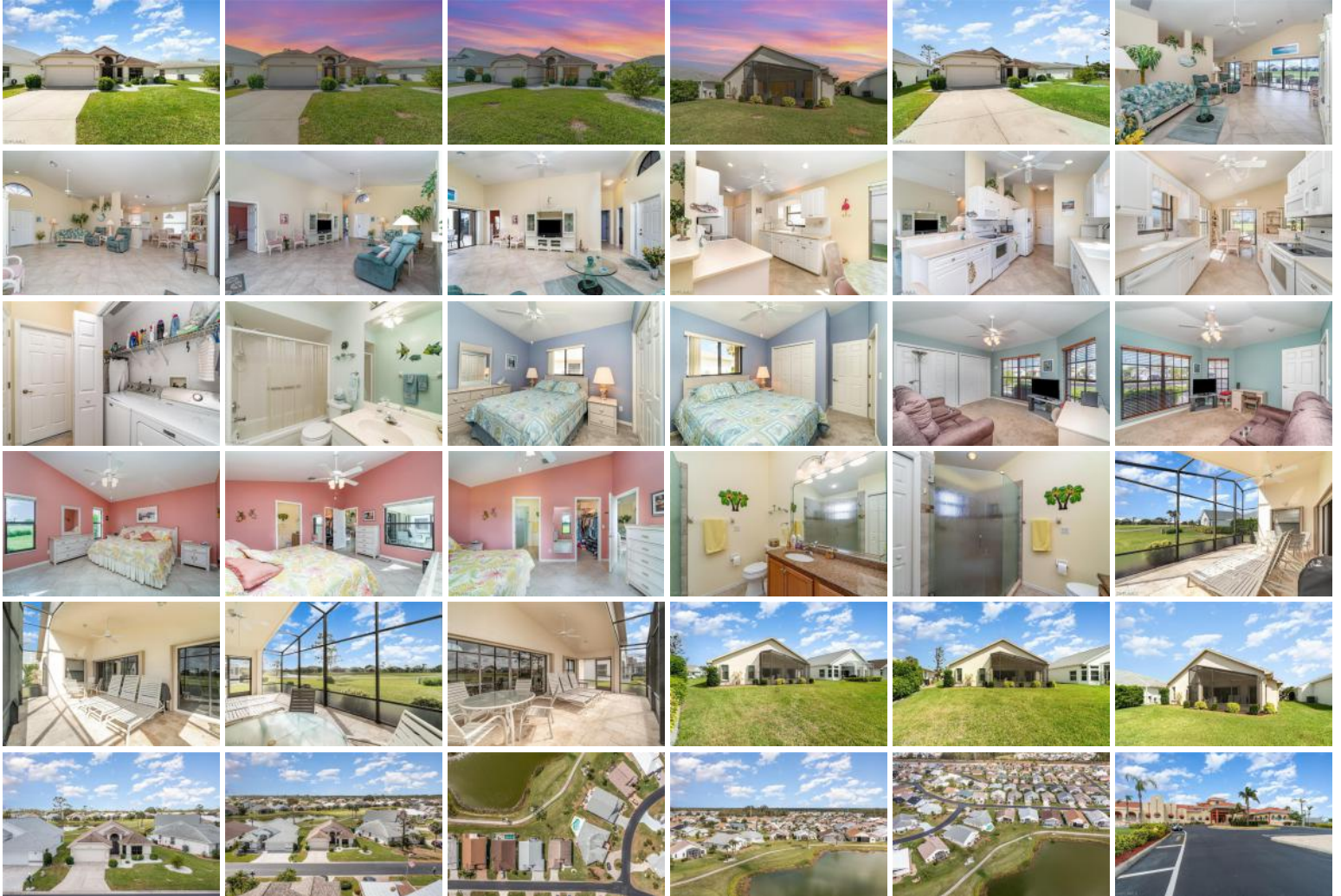
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Property 3 Information Continued

Additional Images



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Property 4 Information



3436 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$350,000	MLS Listing ID:	223021077
Status:	Sold (07/14/2023)	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:	2001	Acres:	0.14
Living Sq Ft:	2,420	Lot Sqft:	
Virtual Tour:	https://tours.realestatephotos360.com/idx/166478		

Property Description

Public Remarks: Check out this outstanding pool home located at 3436 Sabal Springs Boulevard N Ft Myers FL 33917, situated on a private homesite that backs up to a quiet wooded area. This meticulously maintained home boasts numerous updates, including a brand new roof with a transferrable 50-year warranty, a new pool heater, resurfaced pool, and gorgeous pavers on the pool deck, lanai, driveway, walk, and entry. The kitchen features newer washer and refrigerator, stunning granite countertops, and a built-in trash compactor. Don't miss out on this opportunity to enjoy resort-style living with low maintenance fees and plenty of amenities. Furniture shown will convey with home. #SabalSprings #PoolHome #FloridaLiving #ResortStyleAmenities #MeticulouslyMaintained #LowMaintenanceFees #PrivateHomesite #NewRoof #NewerPoolHeater #GraniteCountertops #BuiltInTrashCompactor #NightlyEntertainment #RealEstate

Driving Directions: North on US 41 past the Shell Factory. Turn east into Sabal Springs Golf + Racquet Club. Turn right at Guard Gate. Follow Sabal Springs Blvd. to #3436.

Legal Description: SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 7 LOT 3

Features

General Info: Pets on approval
Style: Ranch style
Community: Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community spa(s), Community tennis court(s), Gated community
Stories: Single story
Recreation: Swimming pool, Heated pool, In-ground swimming pool
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: Pantry, Tub and separate shower, Ceiling fan(s), Walk-in closet(s), Cathedral ceilings
Flooring: Tile flooring
Rooms: Attic
Laundry: Indoor laundry room
Utilities: Public sewer services, Public water supply, TV cable available
Inclusions: Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Trash compactor, Clothes washer, Clothes dryer, Range and Oven
Financial: Home owners fee

Property Information

Lot:	Zoning:	Elem School:
Block: 7	APN: 22-43-24-07-00007.0030	Middle School:
Unit:	Lot Dimensions: 55 x 112 x 55 x 112	High School:

Financial Information

HOA Fee:	\$978	Maintenance Fee:	Terms:
HOA Freq:	Quarterly	Maintenance Freq:	Possession:
Taxes:	\$1,937	Tax Year: 2021	Homestead:

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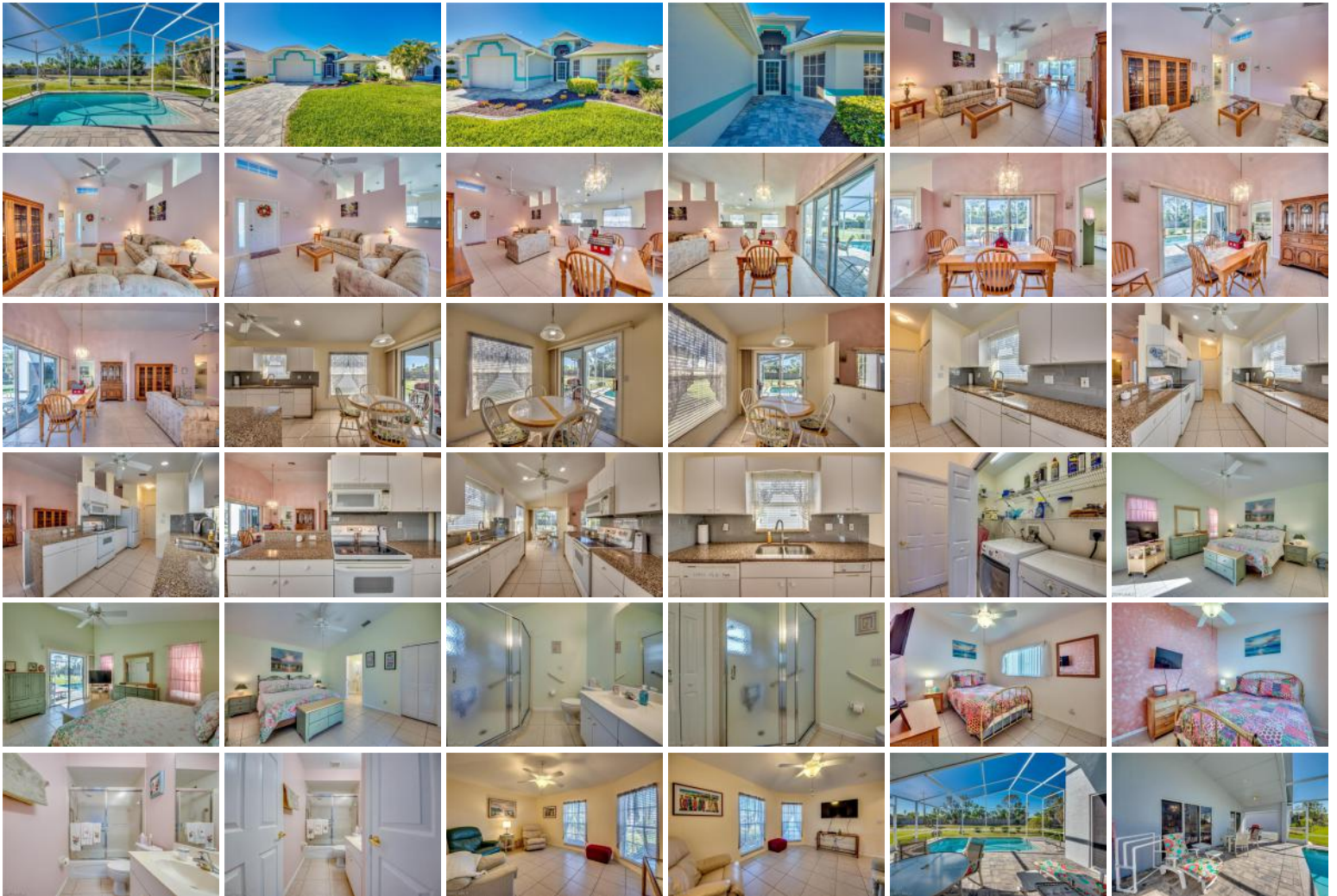
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Property 4 Information Continued

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Property 5 Information



17578 Plumera Lane, NORTH FORT MYERS, FL 33917

Price:	\$350,000	MLS Listing ID:	223040543
Status:	Sold (10/10/2023)	MLS Association:	Royal Palm Coast
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:	1999	Acres:	0.17
Living Sq Ft:	1,743	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPRINGS UNIT 4-A BLK 32 LOT 2 PB 59 PG 77

Features

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

Property Information

Lot:	Zoning:	Elem School:
Block: 32	APN: 22-43-24-06-00032.0020	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee:	\$978	Maintenance Fee:	Terms:
HOA Freq:	Quarterly	Maintenance Freq:	Possession:
Taxes:	\$2,243	Tax Year: 2022	Homestead:

Additional Images



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Property 5 Information Continued

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Property 6 Information



3488 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$349,000	MLS Listing ID:	223024330
Status:	Sold (06/20/2023)	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:	2000	Acres:	0.15
Living Sq Ft:	2,430	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 7 LOT 16

Features

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

Property Information

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

Financial Information

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

Additional Images



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Property 6 Information Continued

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Property 7 Information



3441 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price: \$349,900	MLS Listing ID: 223026428	
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: 2001	Acres: 0.16	
Living Sq Ft: 1,689	Lot Sqft:	
Virtual Tour:		

Property Description

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

Legal Description: SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 5 LOT 3

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 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), Secondary bedrooms split from master bedroom
Flooring: Tile flooring
Rooms: Breakfast area, Attic
Laundry: Indoor laundry room
Utilities: Public sewer services, Public water supply, TV cable available
Inclusions: Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven
Financial: Home owners fee

Property Information

Lot:	Zoning:	Elem School:
Block: 5	APN: 22-43-24-07-00005.0030	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$319	Tax Year: 2022	Homestead:

Additional Images



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Customer Detail Report + Photos

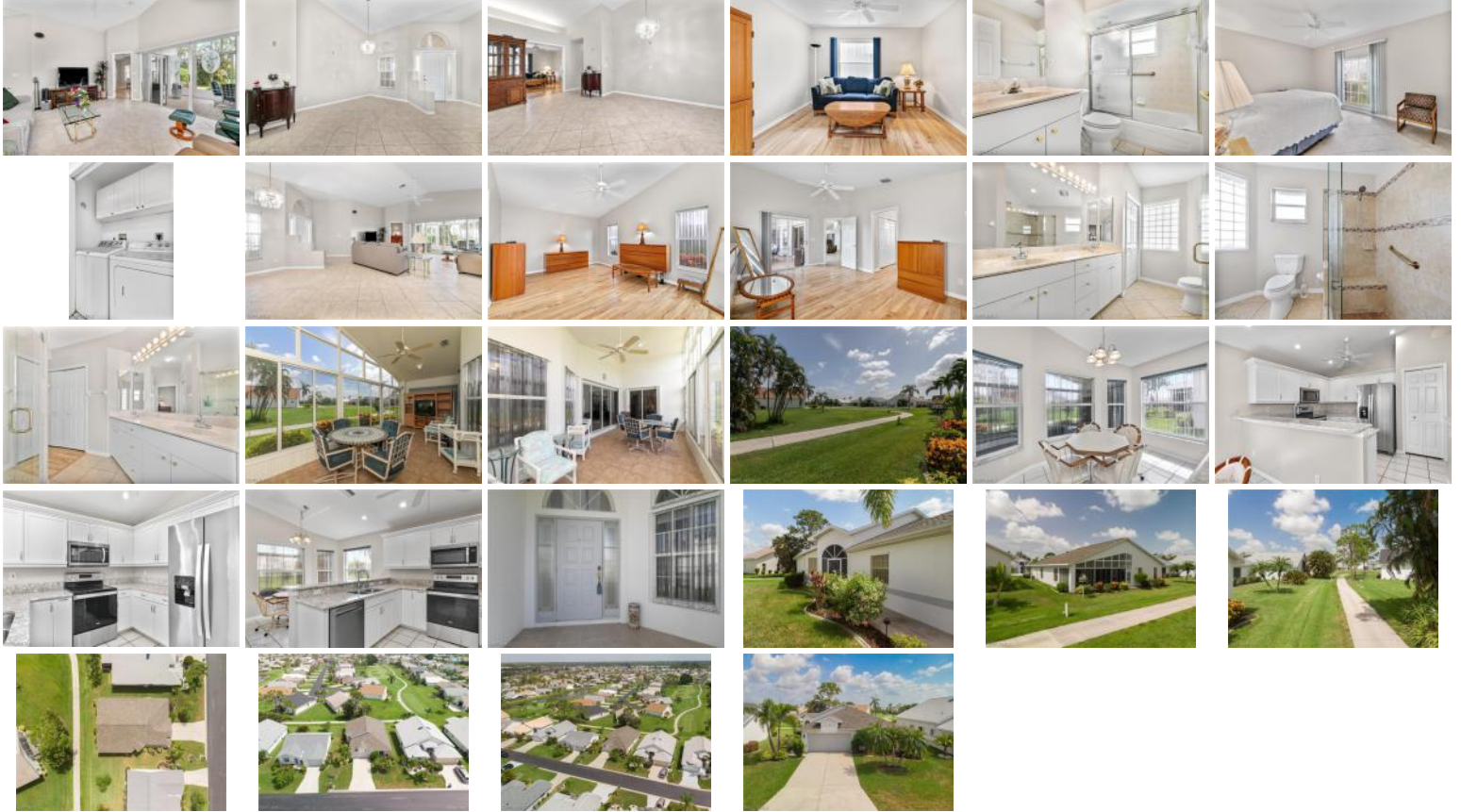
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Property 7 Information Continued

Additional Images Continued



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Customer Detail Report + Photos

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Property 8 Information



3941 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$349,900	MLS Listing ID:	223078212
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:	0.13
Living Sq Ft:	1,822	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK12 PB 41 PG 19 LOT 5

Features

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

Property Information

Lot:		Zoning:		Elem School:	
Block:	12	APN:	22-43-24-02-00012.0050	Middle School:	
Unit:		Lot Dimensions:	55 x 100 x 55 x 100	High School:	

Financial Information

HOA Fee:	\$978	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$2,615	Tax Year:	2022	Homestead:	

Additional Images



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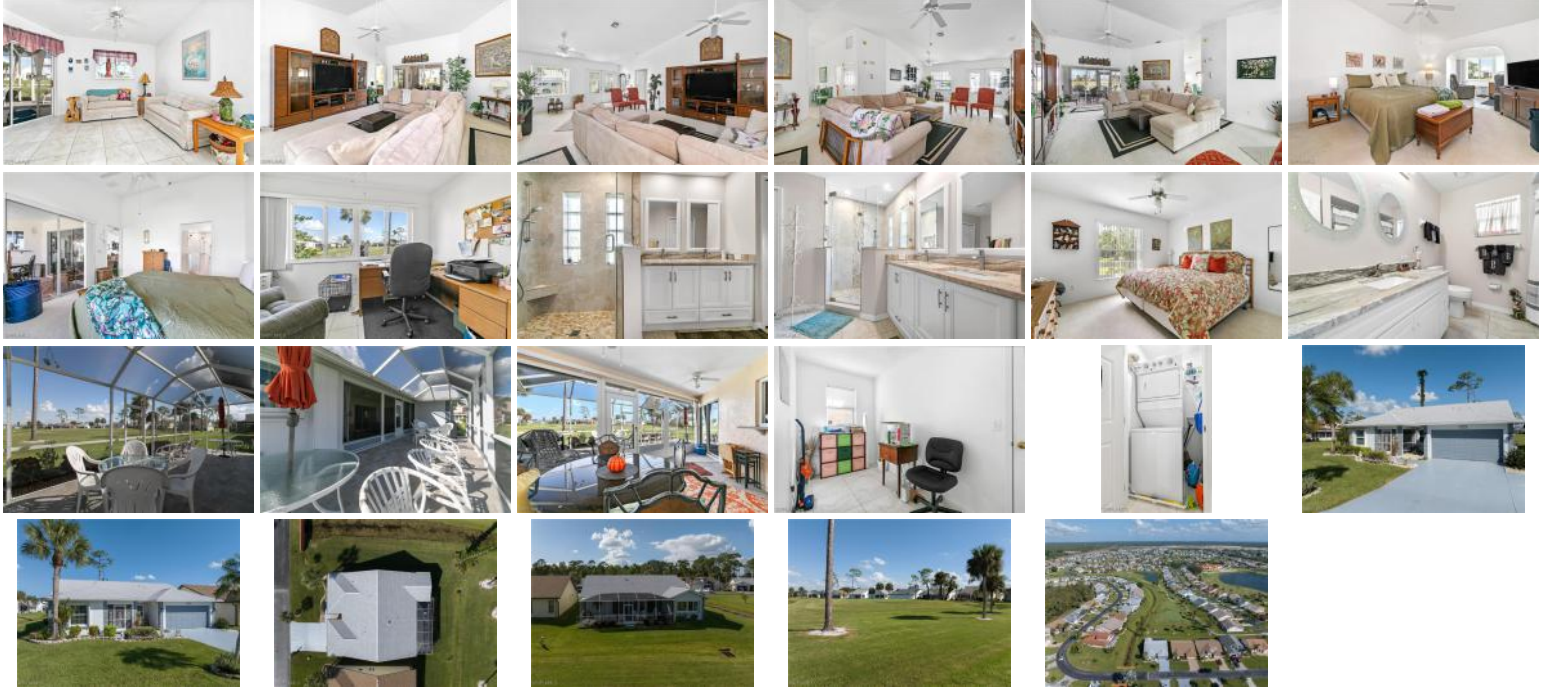
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Property 8 Information Continued

Additional Images Continued



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Property 9 Information



3533 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$346,900	MLS Listing ID:	223050396
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:	2002	Acres:	0.14
Living Sq Ft:	1,816	Lot Sqft:	
Virtual Tour:	https://tours.realestatephotos360.com/idx/185736		

Property Description

Public Remarks: SPACIOUS AND DISTINCTIVE HOME BUILT IN 2002 WITH STUNNING GOLF-COURSE AND WATER VIEWS. This pet free and smoke free home is offered by the original owner. Lanai was improved to under air living space when the home was built. Large Backyard allows for additional outdoor space if desired. BRAND NEW ROOF JUST COMPLETED IN AUGUST 2023. Just a few of the upgrades and options include: New plank tile in foyer, entry, and sun room, a full size Murphy Bed and Desk in the GB, Spa tub in Master Bath, Thermofoil kitchen cabinets with desk, built-in cabinets and work bench in garage, and a Solatube making the guest bathroom light & bright. This sought after, and Very Active, over 55 community offers Resort type amenities and a Carefree Lifestyle. A low maintenance fee of only \$326 per month paid quarterly includes Cable and WI-FI, Lawn Care, Painting of Exterior every 7 yrs, Security, and Club Membership. Golf and Restaurant use are optional. Conveniently located close to Restaurants, Entertainment, and Shopping. NOT LOCATED IN A FLOOD ZONE AND FULLY PROTECTED WITH ACCORDION HURRICANE SHUTTERS. Great Room entertainment center and book shelves remain with home. Call Today!

Driving Directions: North on US 41 past the Shell Factory, turn right into Sabal Springs Golf + Racquet Club. Turn right at the Guard Gate and follow Sabal Springs Blvd. to #3533 on your left.

Legal Description: SABAL SPRINGS GOLF + RAC CLUB U-4-C PB 68 PGS 41-45 BLK 4 LOT 12

Features

Water Features:	Waterfront property, Waterview
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:	Pantry, Jetted bathtub, Tub and separate shower, Ceiling fan(s), Walk-in closet(s), Built-in features, Cathedral ceilings
Flooring:	Carpet, 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
Financial:	Home owners fee

Property Information

Lot:	Zoning:	Elem School:
Block: 4	APN: 22-43-24-08-00004.0120	Middle School:
Unit:	Lot Dimensions: 53 x 110 x 55 x 110	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$2,083	Tax Year: 2022	Homestead:

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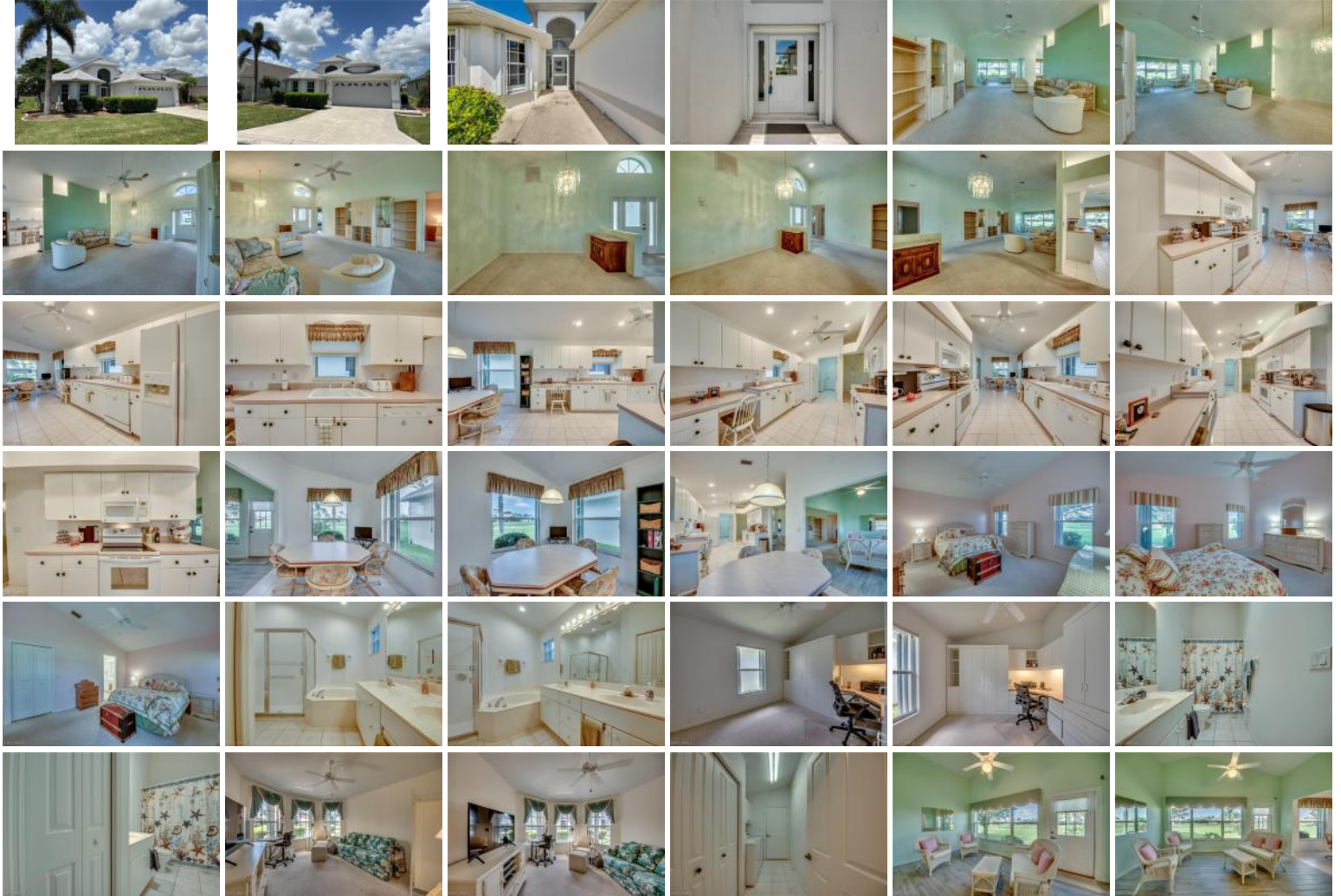
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Property 9 Information Continued

Additional Images



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Property 10 Information



3781 Gloxinia Drive, NORTH FORT MYERS, FL 33917

Price: \$345,500	MLS Listing ID: 223050640	
Status: Sold (10/23/2023)	MLS Association: Royal Palm Coast	
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: 2001	Acres: 0.14	
Living Sq Ft: 1,623	Lot Sqft:	
Virtual Tour:		

Property Description

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

Legal Description: SABAL SPRINGS UNIT 4-A BLK 20 LOT 7 PB 59 PG 77

Features

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

Property Information

Lot:	Zoning:	Elem School:
Block: 20	APN: 22-43-24-06-00020.0070	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$2,501	Tax Year: 2022	Homestead:

Additional Images



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Customer Detail Report + Photos

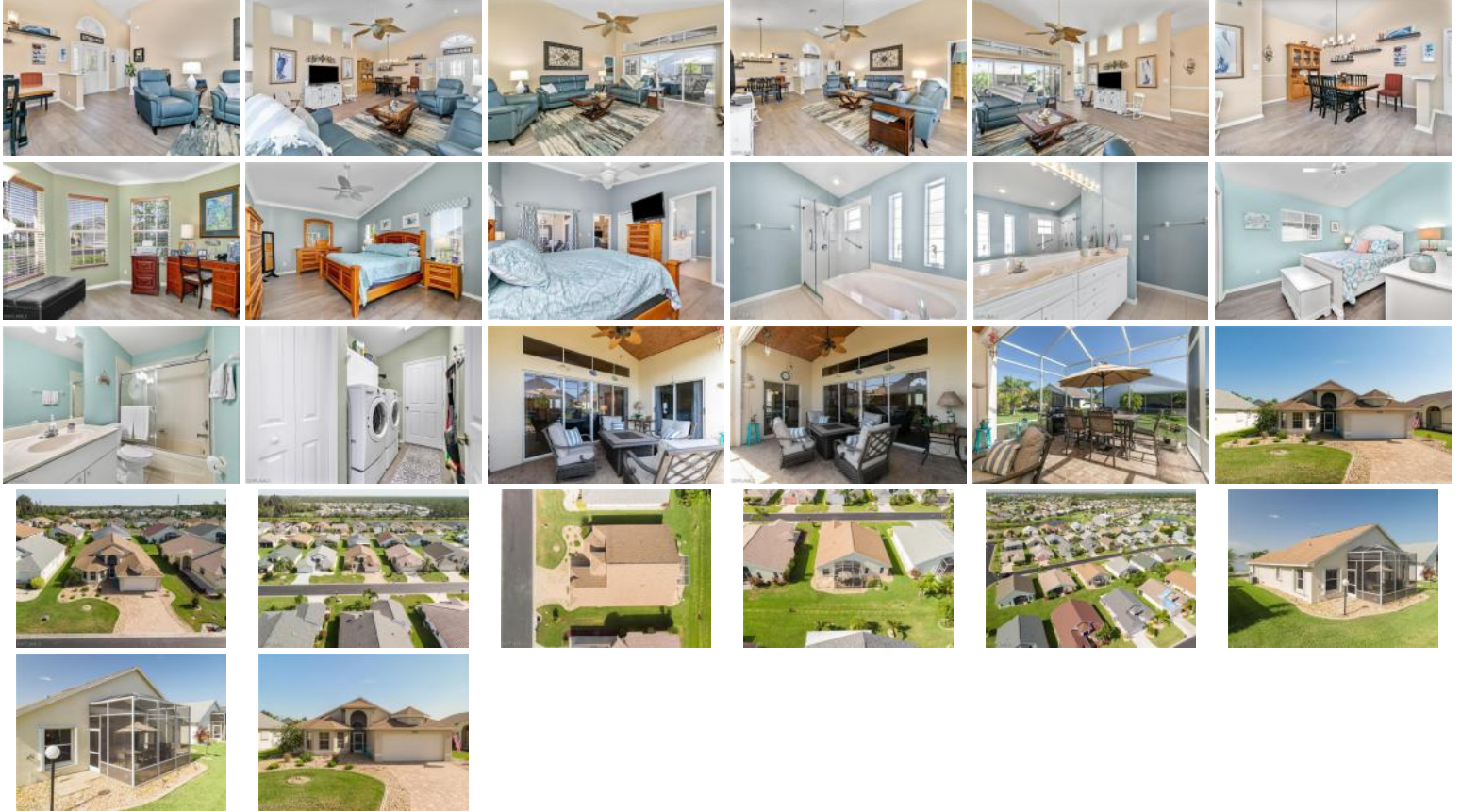
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Property 10 Information Continued

Additional Images Continued



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Property 11 Information



3751 Ponytail Palm Court, NORTH FORT MYERS, FL 33917

Price: \$340,000	MLS Listing ID: 223022143	
Status: Sold (07/12/2023)	MLS Association: Royal Palm Coast	
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: 2003	Acres: 0.13	
Living Sq Ft: 2,001	Lot Sqft:	
Virtual Tour: https://vimeo.com/812265554/2f9709d3cd		

Property Description

Public Remarks: GREAT VALUE... Great location Sabal Springs over 55 Golf Course Community. New Roof. Updated Kitchen with New Quartz countertops, and New Cabinets. Also, New Stove, Microwave and Dishwasher. Waterproof floors, Updated Bathrooms, and Fresh Paint Throughout. This Beautifully Remodeled Home is Move in Ready. Hurricane Accordion Shutters. Close to Shopping, Restaurants, and I-75. Low Maintenance Fees. Exterior Paint Seven Years Old. Make an Appointment Today to have a Private Viewing...Click the Link to take a Virtual Tour...

Driving Directions: Take US 41 North to entrance of Sabal Springs. You must come through the gate from US 41, If you use GPS the directions will bring you to residents entrance. Once You come through the Gate take a left on Sabal Springs Blvd make a slight left on Gloxinia Dr and then a slight left on Ponytail Palm Ct. Home will be on left.

Legal Description: SABAL SPRINGS GOLF + RAC CLUB U-4-C PB 68 PGS 41-45 BLK 1 LOT 4

Features

General Info: Pets on approval

Style: Ranch style

Community: Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community spa(s), Community tennis court(s), Gated community

Stories: Single story

Parking: Attached parking, Automatic garage door, Carport(s), Garage(s)

Construction: Concrete block\stucco, Stucco exterior

Roof: Shingle roof

Heating/Cooling: Central air conditioning, Central heat, Electric heating

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

Flooring: Tile flooring

Rooms: Attic

Laundry: Indoor laundry room

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

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

Financial: Home owners fee

Property Information

Lot:	Zoning:	Elem School:
Block: 1	APN: 22-43-24-08-00001.0040	Middle School:
Unit:	Lot Dimensions: 54 x 107 x 54 x 107	High School:

Financial Information

HOA Fee: \$948	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$1,416	Tax Year: 2021	Homestead:

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Customer Detail Report + Photos

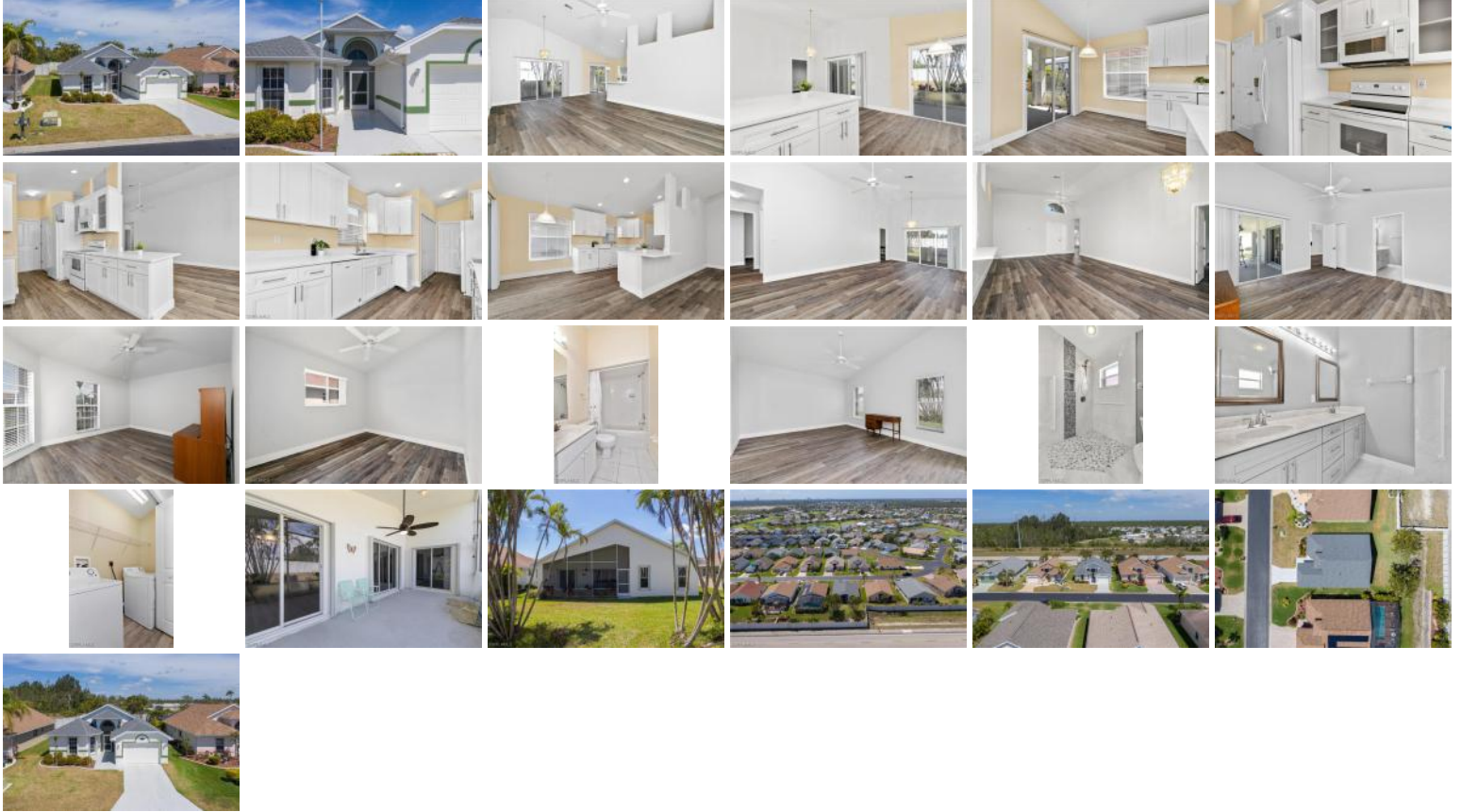
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Property 11 Information Continued

Additional Images



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Property 12 Information



3631 Schefflera Drive, NORTH FORT MYERS, FL 33917

Price:	\$339,900	MLS Listing ID:	223059288
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:	1999	Acres:	0.13
Living Sq Ft:	1,411	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPGS GOLF + RACQUET CLUB U-3 BLK 18 PB 47 PG31 LOT 18

Features

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

Property Information

Lot:		Zoning:		Elem School:	
Block:	18	APN:	22-43-24-04-00018.0180	Middle School:	
Unit:		Lot Dimensions:	55 x 100 x 55 x 100	High School:	

Financial Information

HOA Fee:	\$978	Maintenance Fee:		Terms:	
HOA Freq:	Quarterly	Maintenance Freq:		Possession:	
Taxes:	\$1,763	Tax Year:	2022	Homestead:	

Additional Images



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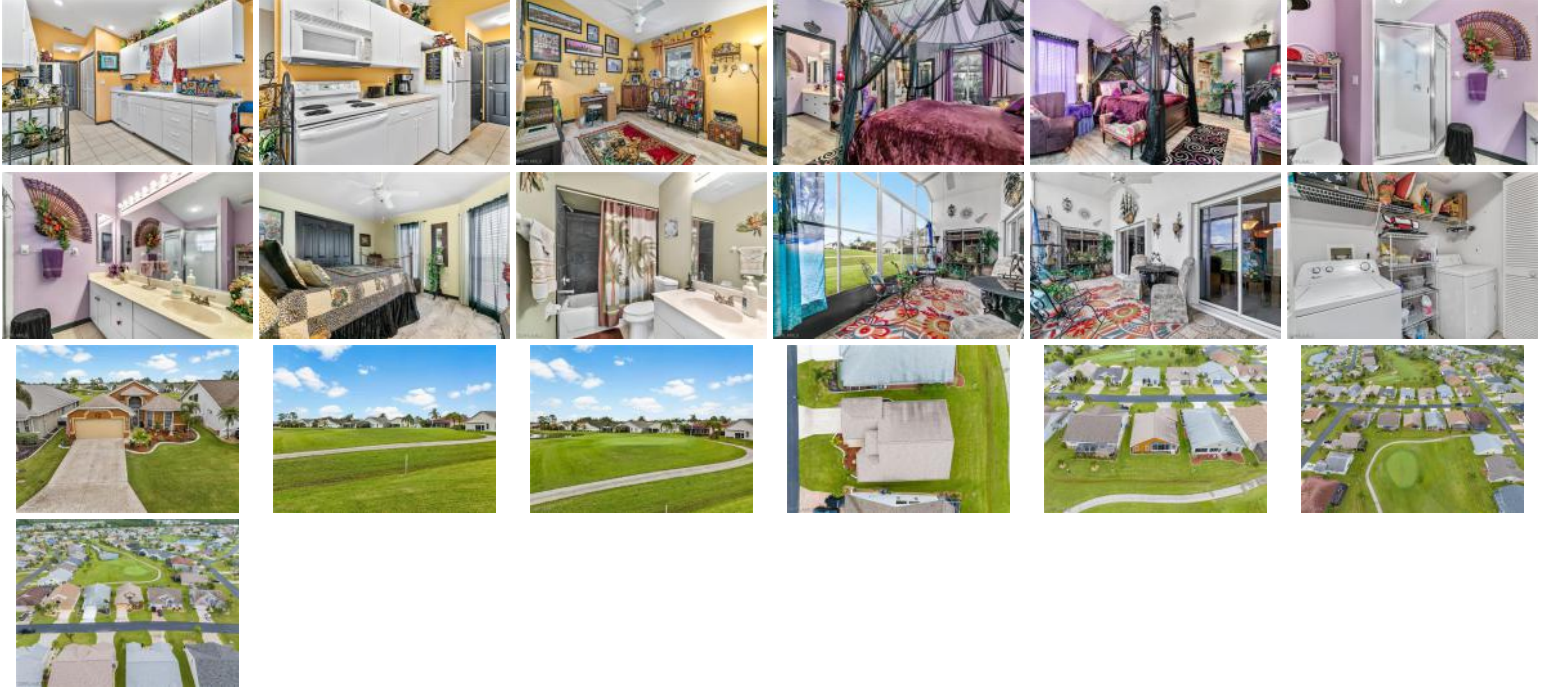
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Property 12 Information Continued

Additional Images Continued



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Customer Detail Report + Photos

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Property 13 Information

3848 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917



Price:	\$339,000	MLS Listing ID:	223077730
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:	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 \$326 per month paid quarterly, includes cable and WI-FI, Lawn Care, Painting of Exterior every 7 yrs. Security and club membership. Golf and Restaurant use are optional. You will love riding your bike or visiting with your neighbors. Conveniently located close to Restaurants, Shopping, and downtown area, 1-75 7 SWFL International Airport 30 minutes.

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

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

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: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$3,470	Tax Year: 2022	Homestead:

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Bradley Freeman

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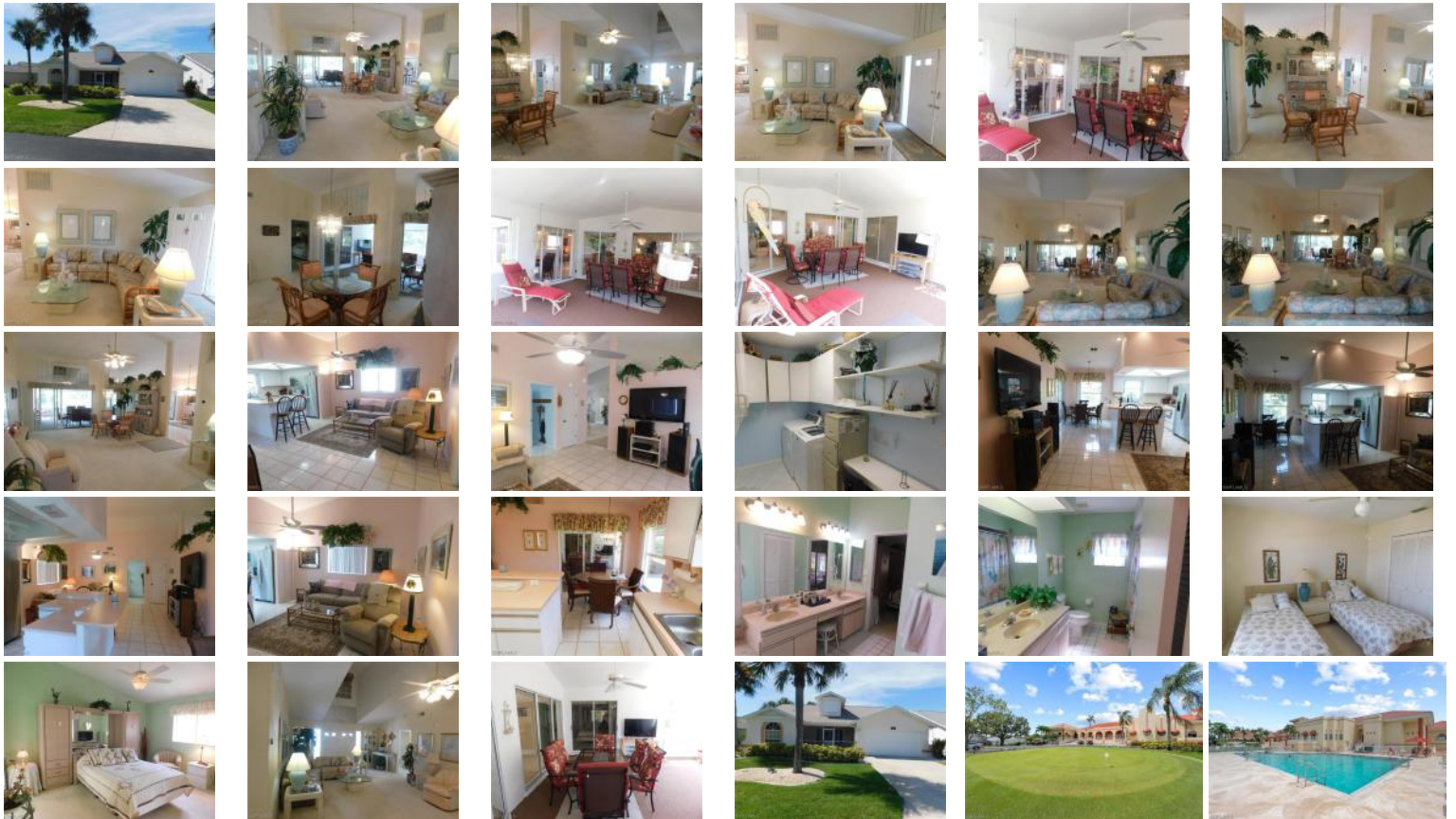
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Property 13 Information Continued

Additional Images



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Customer Detail Report + Photos

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Property 14 Information



3289 Clubview Drive, NORTH FORT MYERS, FL 33917

Price:	\$330,000	MLS Listing ID:	223019708
Status:	Sold (05/30/2023)	MLS Association:	Royal Palm Coast
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:	2,507	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK11 PB 41 PG 19 LOT 13

Features

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

Property Information

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

Financial Information

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

Additional Images



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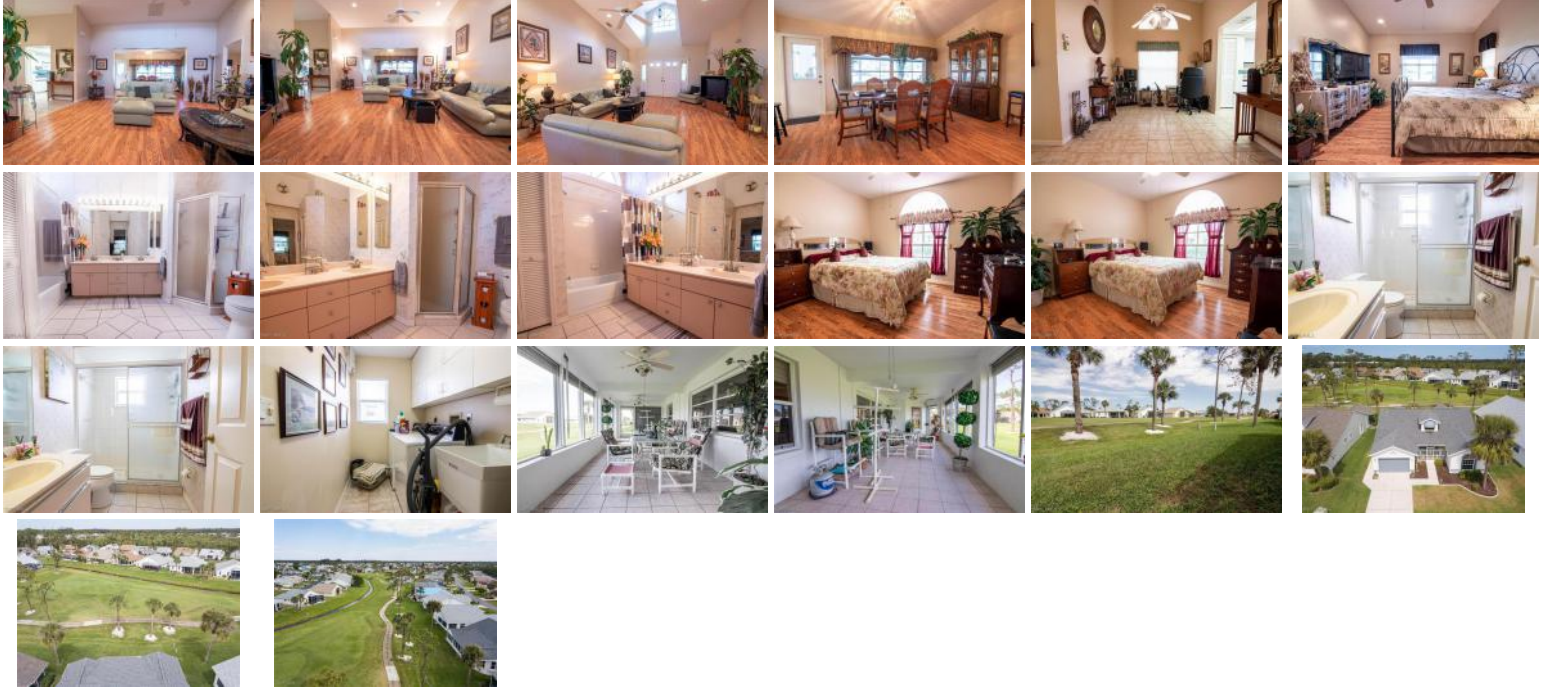
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Property 14 Information Continued

Additional Images Continued



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Property 15 Information



3290 Clubview Drive, NORTH FORT MYERS, FL 33917

Price:	\$329,900	MLS Listing ID:	223068298
Status:	Active	MLS Association:	Royal Palm Coast
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:	1993	Acres:	0.14
Living Sq Ft:	1,816	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK 5 PB 41 PG 19 LOT 4

Features

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

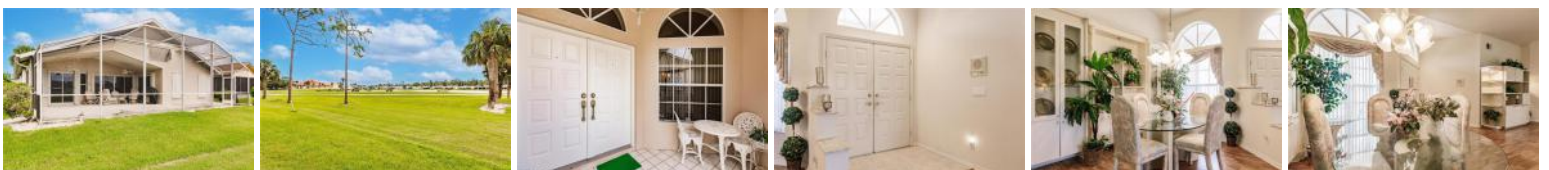
Property Information

Lot:	Zoning:	Elem School:
Block: 5	APN: 22-43-24-02-00005.0040	Middle School:
Unit:	Lot Dimensions: 112 x 212 x 131 x 212	High School:

Financial Information

HOA Fee:	Maintenance Fee: \$978	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$1,965	Tax Year: 2022	Homestead:

Additional Images



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Customer Detail Report + Photos

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Property 15 Information Continued

Additional Images Continued



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Property 16 Information



3448 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$329,000	MLS Listing ID:	223042810
Status:	Sold (07/24/2023)	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:	2001	Acres:	0.15
Living Sq Ft:	2,162	Lot Sqft:	
Virtual Tour:	https://tour.realtoursswfl.com/sites/dnkkilwe/unbranded		

Property Description

Public Remarks:

Gorgeous home in the wonderful 55+ Sabal Springs Golf & Racquet Club. Beautiful curb appeal with newly epoxied driveway, walkway and garage. Lush landscaping with easy maintenance rock bedding all around the house. Fall in love with this bright and welcoming home offering 2020 Roof, 2019 AC and 2022 Water heater. New laminate flooring throughout plus updated lighting and fans. The kitchen has Corian counters with lots of cabinets for storage plus a pantry and a Newer stove and microwave. Convenient laundry closet with a full size washer and dryer plus storage. 3 lovely bedrooms including a large main bedroom with a big walk in closet, slider doors to the lanai and a tastefully updated ensuite bathroom with dual sink vanity and a beautiful tiled shower. Relax on the private and breezy lanai or stroll around the yard and do some gardening. Sabal Springs offers an executive golf course plus loads of amenities to include, tennis, shuffleboard, pickleball, a community pool and spa, restaurant and more! It's a great community to meet people and make lasting friends. Make a visit today and see this beautiful move in ready home and start living the Florida lifestyle.

Legal Description:

SABAL SPRINGS GOLF + RACQUET CLUB UNIT FOUR-B PB 65/81-82 BLK 7 LOT 6

Features

General Info:	Pets on approval
Style:	Ranch style
Community:	Pool table(s), Community clubhouse(s), Community golf, 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:	Pantry, Tub and separate shower, Ceiling fan(s), Walk-in closet(s)
Flooring:	Tile flooring
Rooms:	Attic
Laundry:	Indoor laundry room
Utilities:	Public sewer services, Public water supply
Inclusions:	Microwave oven, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven
Financial:	Home owners fee

Property Information

Lot:	Zoning:	Elem School:
Block: 7	APN: 22-43-24-07-00007.0060	Middle School:
Unit:	Lot Dimensions: 54 x 122 x 54 x 116	High School:

Financial Information

HOA Fee:	\$978	Maintenance Fee:	Terms:
HOA Freq:	Quarterly	Maintenance Freq:	Possession:
Taxes:	\$2,438	Tax Year: 2022	Homestead:

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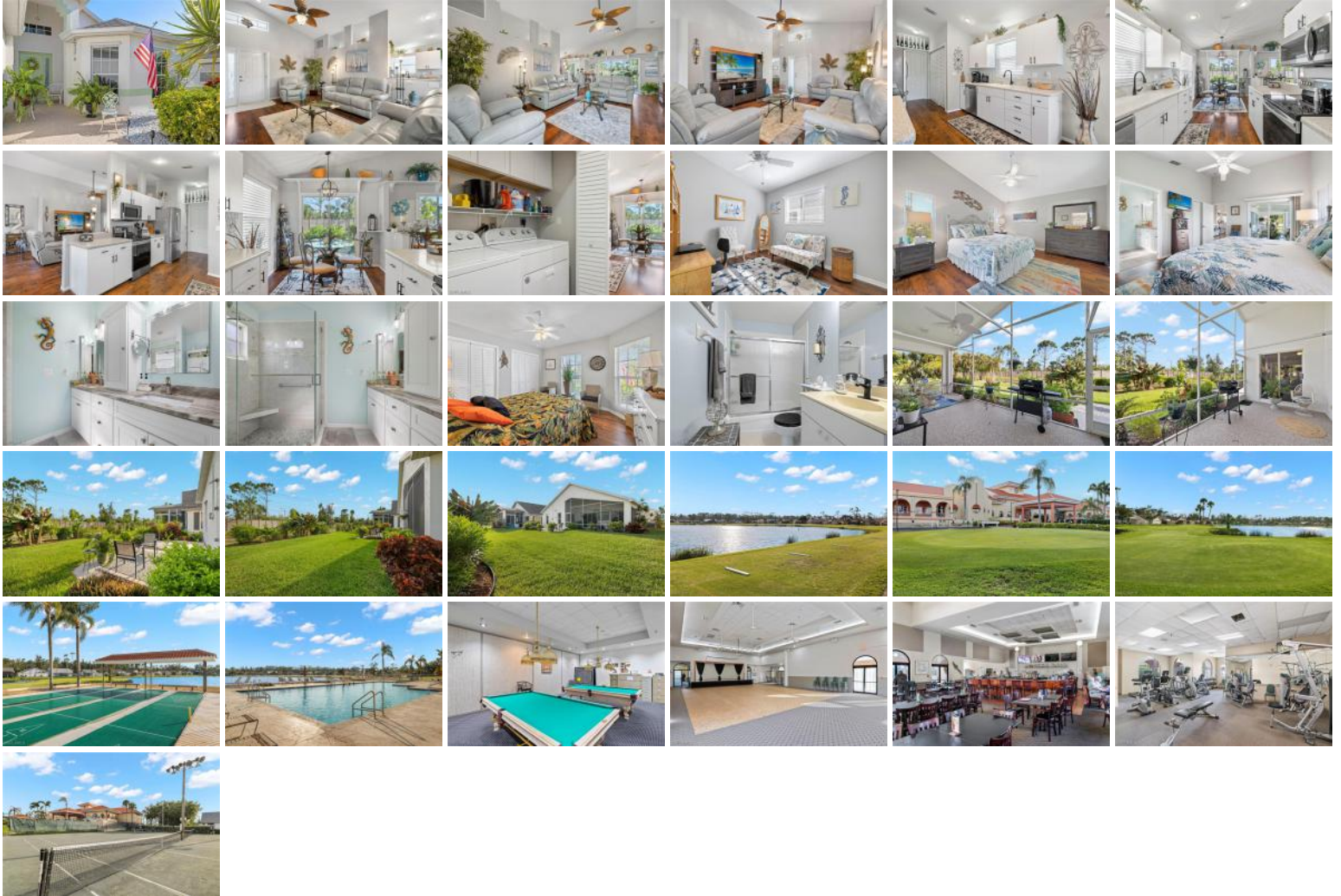
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Property 16 Information Continued

Additional Images



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Customer Detail Report + Photos

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Property 17 Information



3898 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$325,000	MLS Listing ID:	223056859
Status:	Sold (10/11/2023)	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:			

Property Description

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

Legal Description: SABAL SPGS GOLF+RACQUET CL U-2 BLK 14 PB 43 PG 78 LOT 9

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

Property Information

Lot:	Zoning:	Elem School:
Block: 14	APN: 22-43-24-03-00014.0090	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee:	Maintenance Fee: \$978	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$3,056	Tax Year: 2022	Homestead:

Additional Images



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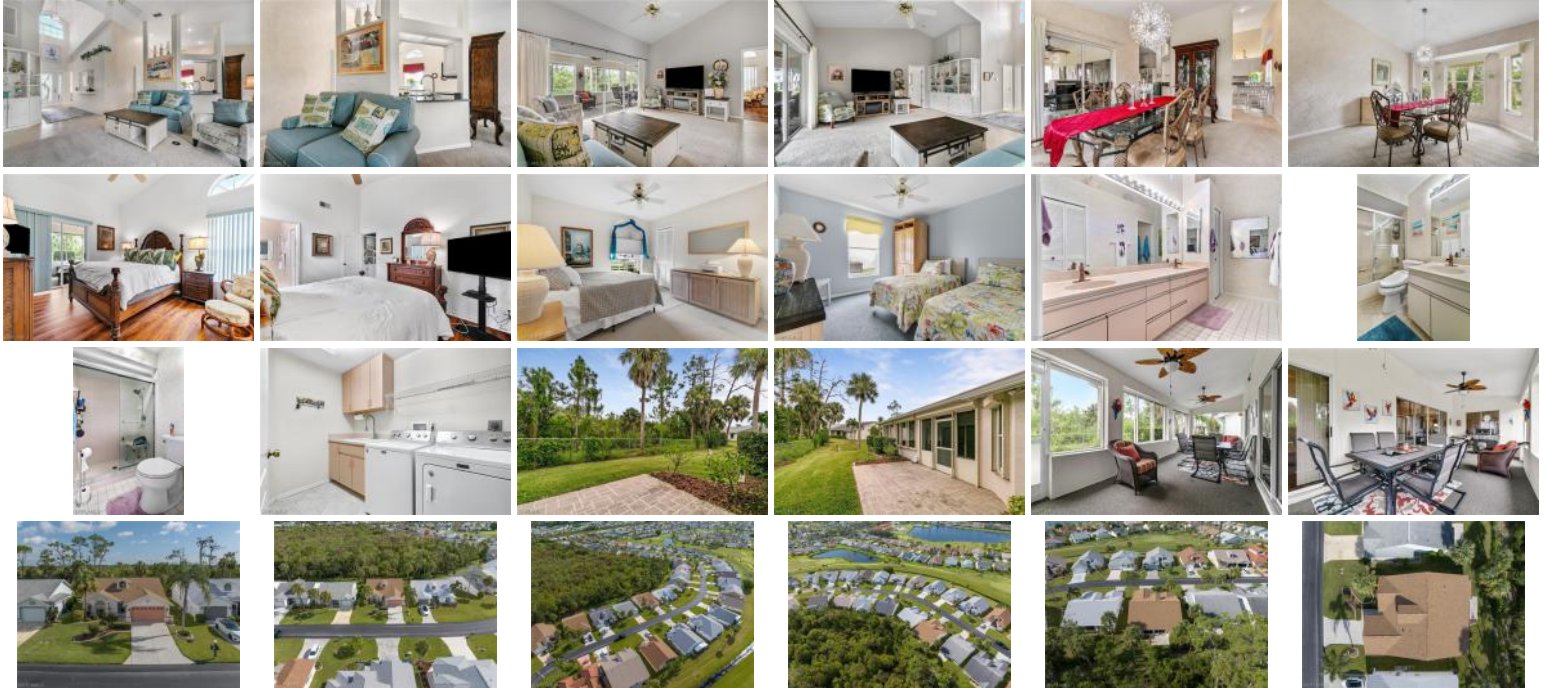
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Property 17 Information Continued

Additional Images Continued



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Customer Detail Report + Photos

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Property 18 Information



3705 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$320,000	MLS Listing ID:	223063907
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:	1	Community:	SABAL SPRINGS GOLF AND RACQUET
Year Built:	1993	Acres:	0.16
Living Sq Ft:	1,408	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: You'll thrive in the Sabal Springs community - PET friendly - Amenities and Activities galore. This home features 3 bedrooms and 2.5 baths. Vaulted ceilings. Screened entry and screened back lanai. The 3rd bedroom features the 1/2 bath. Large walk-in closet in the Master bedroom. Hurricane shutters for all the windows. Sabal Springs is a 55+ older community. Amenities include: tennis, golf, pickleball, oversized pool, spa, exercise room, on-site restaurant, gated guard gate and patrol. Activities: Cards, arts and crafts, Aquacise, tennis, shuffleboard, yoga and more. You won't find a more affordable community with all the trimmings of Sabal Springs.

Driving Directions: US \$! N orth the Shell Factory turn right into Sabal Springs. At Guard gate give them the address and present them with a card. Turn left after passing through guard gate and follow Sabal springs all around to the back. Do not use GPS.

Legal Description: SABAL SPGS GOLF+RACQUET CL U-2 BLK 16 PB 43 PG 81 LOT 13

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
Lot: Corner lot
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, Vaulted ceilings, Walk-in closet(s), Secondary bedrooms split from master bedroom
Flooring: Carpet, Tile flooring, Vinyl flooring
Rooms: Master bedroom on main floor, Attic
Laundry: Laundry area in garage/carport
Utilities: Public sewer services, Public water supply, TV cable available
Inclusions: Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Property Information

Lot:	Zoning:	Elem School:	SCHOOL CHOICE
Block: 16	APN: 22-43-24-03-00016.0130	Middle School:	SCHOOL CHOICE
Unit:	Lot Dimensions: 75 x 100 x 62 x 100	High School:	SCHOOL CHOICE

Financial Information

HOA Fee:	Maintenance Fee: \$978	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$1,678	Tax Year: 2022	Homestead:

Additional Images



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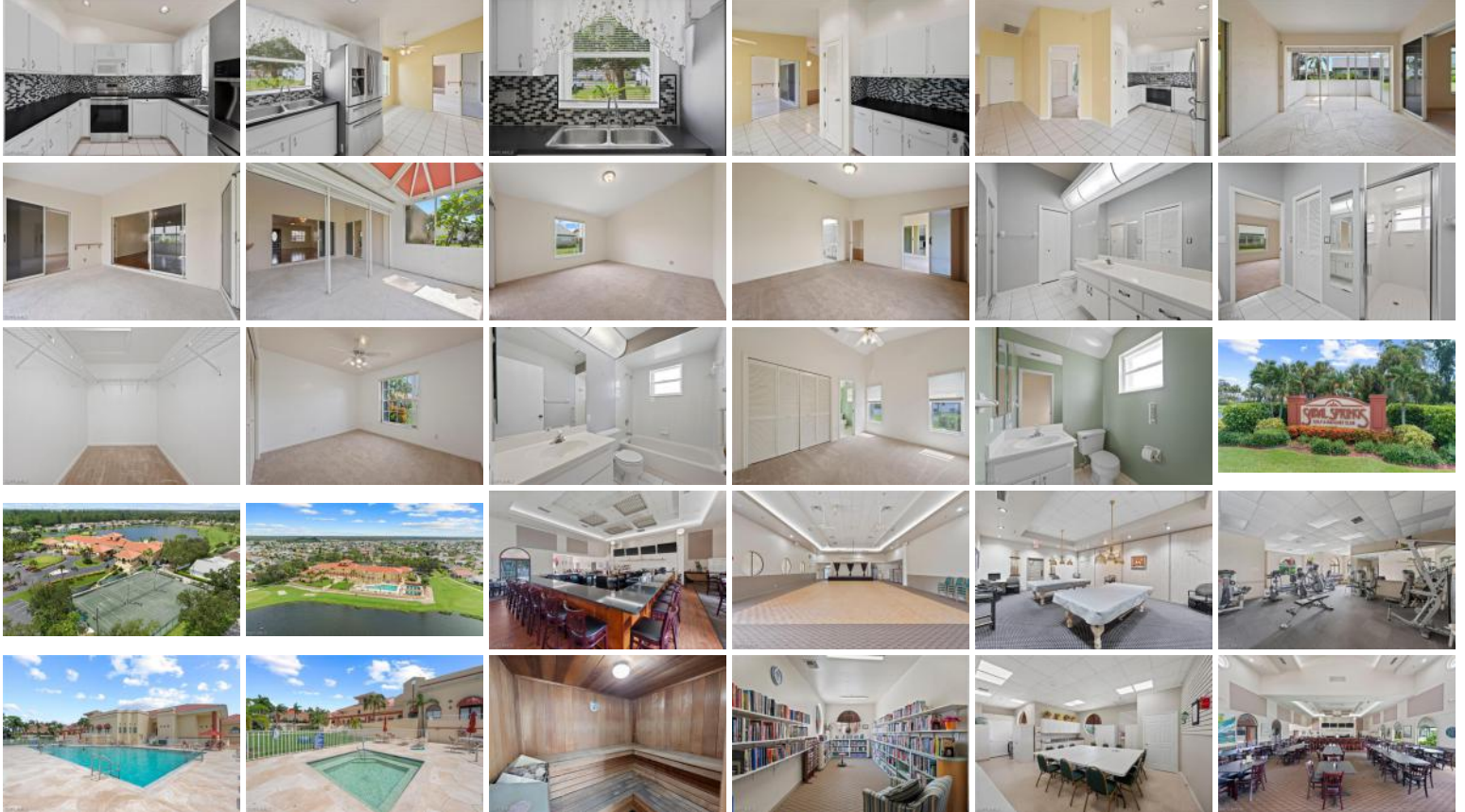
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Property 18 Information Continued

Additional Images Continued



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Property 19 Information



17712 Dracena Circle, NORTH FORT MYERS, FL 33917

Price:	\$310,000	MLS Listing ID:	223068073
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:	0.13
Living Sq Ft:	1,498	Lot Sqft:	
Virtual Tour:	https://view.paradym.com/idx/17712-Dracena-Circle-North-Fort-Myers-FL-33917/4828799		

Property Description

Public Remarks: You & Your Guests Will Feel At Home In The Gated 55+ Sabal Springs Golf & Racquet Club Community * Beautiful Curb Appeal Incl: Brick Paver Driveway & Continuous Curbing Along The Gardens * Freshly Painted Exterior On This Single Story Home * Screened Front Entry For Fabulous Breezes * Split Bedrooms * Brand New Roof * Hurricane Windows * Newer HVAC * Updated Primary Bth * Re-Piped In 2016 * No Carpet * 2 Pantries * Vaulted Living Room * 1.5 Car Gar Can Accommodate 2 Mid-Sized Cars * 300 Under Truss Enclosed Lanai-Great For Entertaining & Year Round Use * LOW HOA FEES Incl: Lawn Care, Cable/Internet & Exterior Paint * Just 1 Block From The Newly Remodeled Clubhouse W/Resort Style Amenities Including Shuffleboard & Pickleball * A Heated Community Pool & Spa * Putting Green * Fitness Room * Game & Billiards Room * Plus Paths For Golf Carting Past Lush Gardens * Restaurant/Bar * Optional Yearly Golf Membership Or Pay As You Play At The Executive Length, Par 60, 18-Hole Golf Course * Close To The Grocery Store, River, Beaches & The Vibrant Downtown Area W/Lots Of Restaurants & Shops * Start Living Your New SW Florida Lifestyle * Set Up A Private Or Virtual Showing!

Legal Description: SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK10 PB 41 PG 20 LOT 16

Features

General Info: Pets on approval
Style: Ranch style
Community: Pool table(s), Community clubhouse(s), Community Exercise area(s), Community golf, Community swimming pool(s), Putting green, Community spa(s), Community tennis court(s), Gated community
Stories: Single story
Parking: Attached parking, 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), Walk-in closet(s), Secondary bedrooms split from master bedroom, Built-in features, Cathedral ceilings
Flooring: Tile flooring
Rooms: Master bedroom on main floor, Attic
Laundry: Laundry area in garage/carport
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:	Elem School:
Block: 10	APN: 22-43-24-02-00010.0160	Middle School:
Unit:	Lot Dimensions: 60 x 99 x 53 x 99	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$2,799	Tax Year: 2022	Homestead:

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Bradley Freeman

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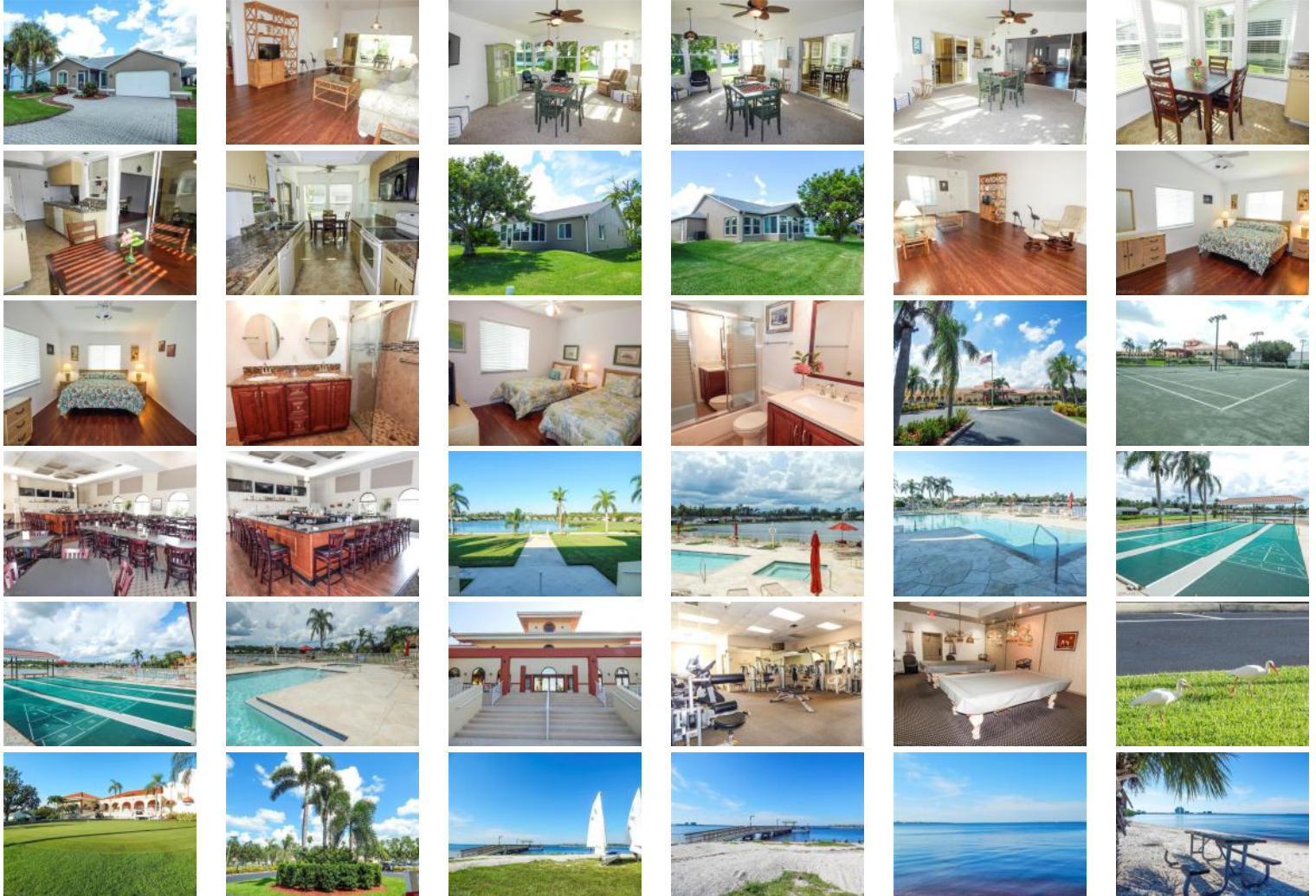
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Property 19 Information Continued

Additional Images



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Property 20 Information



17721 Pineapple Palm Court, NORTH FORT MYERS, FL 33917

Price:	\$300,000	MLS Listing ID:	223059061
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:	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

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

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: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$3,266	Tax Year: 2022	Homestead:

Additional Images



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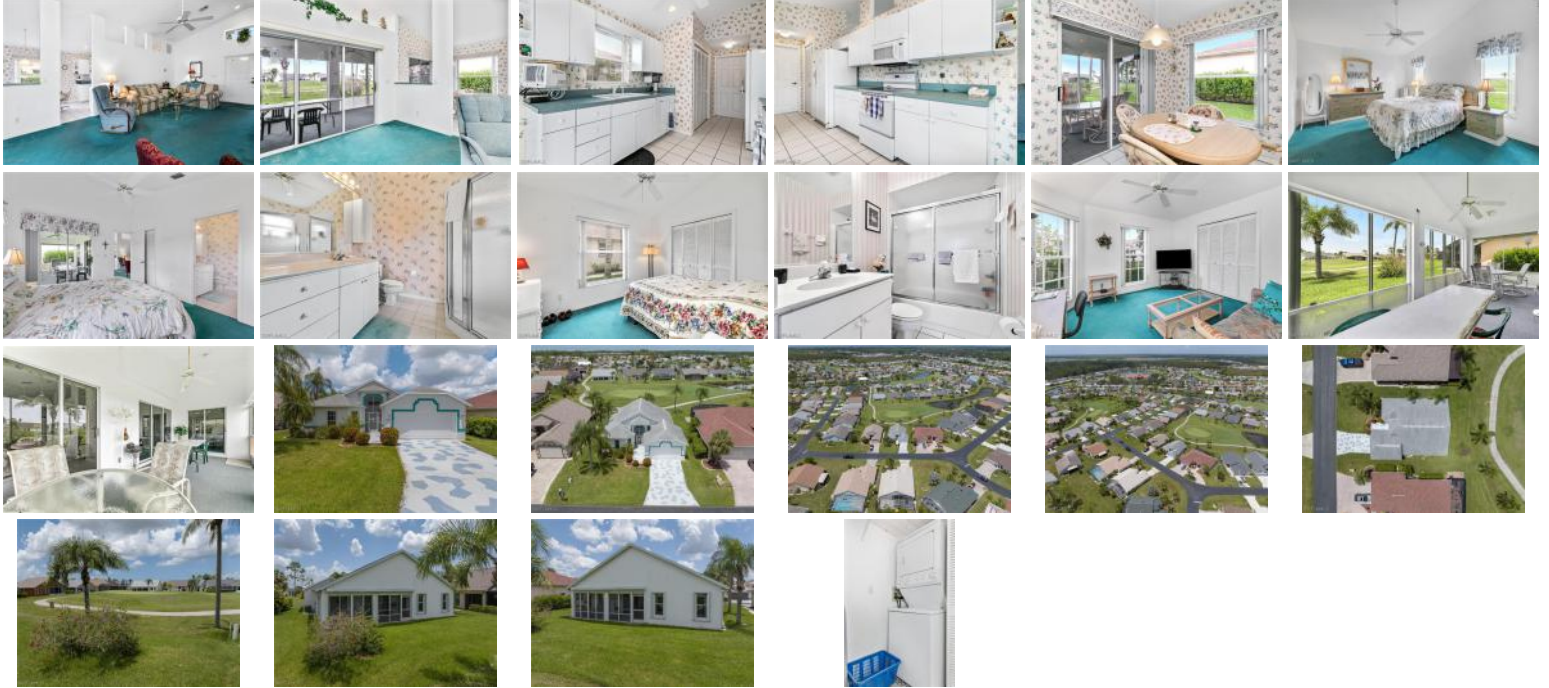
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Property 20 Information Continued

Additional Images Continued



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Property 21 Information



17730 Dracena Circle, NORTH FORT MYERS, FL 33917

Price:	\$299,900	MLS Listing ID:	223035799
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:	1,406	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Freshly painted a warm Mediterranean gold, this two bedroom house is comfortably situated a short distance from the treasured Sabal Springs Clubhouse. Nestled between lovely neighbors 17730 Dracena Circle boasts a new roof as well as a new 16 SEER rated AC system compliant with Florida's latest 2023 HVAC requirements. This home can offer its new family an ocean of possibilities! The spacious Florida Room could be an office, project room, or a casual gathering space. Add a pull-out sofa and you have a third sleeping area for your guests. The oversized garage has space for a work bench and there is room out back to add the perfect lanai. Amenity rich Sabal Springs Golf and Racquet Club will not disappoint, featuring a fantastic restaurant, 18 hole golf course, tennis courts, pickle ball, swimming pool, workout facility, Wi-Fi, cable, TV, great security, evening patrol and social events galore! You can enjoy the driving range as you hit balls into the picturesque club lake and still meet your friends for cocktails back at the bar by sunset. Regarding storms, Hurricane Ian was one of the worst for our area on record. Sabal Springs suffered some roof shingle and tree damage but fortunately this beloved community is far enough from the actual coast that it remains remarkably protected from the brunt of a land fall.

Legal Description: SABAL SPRINGS GOLF+RACQUET CLUB U-1 BLK10 PB 41 PG 20 LOT 19

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
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, Heat pump, Electric heating
Interior:	Pantry, Tub and separate shower, Ceiling fan(s)
Flooring:	Carpet, Tile flooring
Rooms:	Attic
Laundry:	Laundry area in garage/carport
Utilities:	Public sewer services, Public water supply, TV cable available
Inclusions:	Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer, Range and Oven
Financial:	Home owners fee

Property Information

Lot:	Zoning:	Elem School:
Block: 10	APN: 22-43-24-02-00010.0190	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$2,819	Tax Year: 2022	Homestead:

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Customer Detail Report + Photos

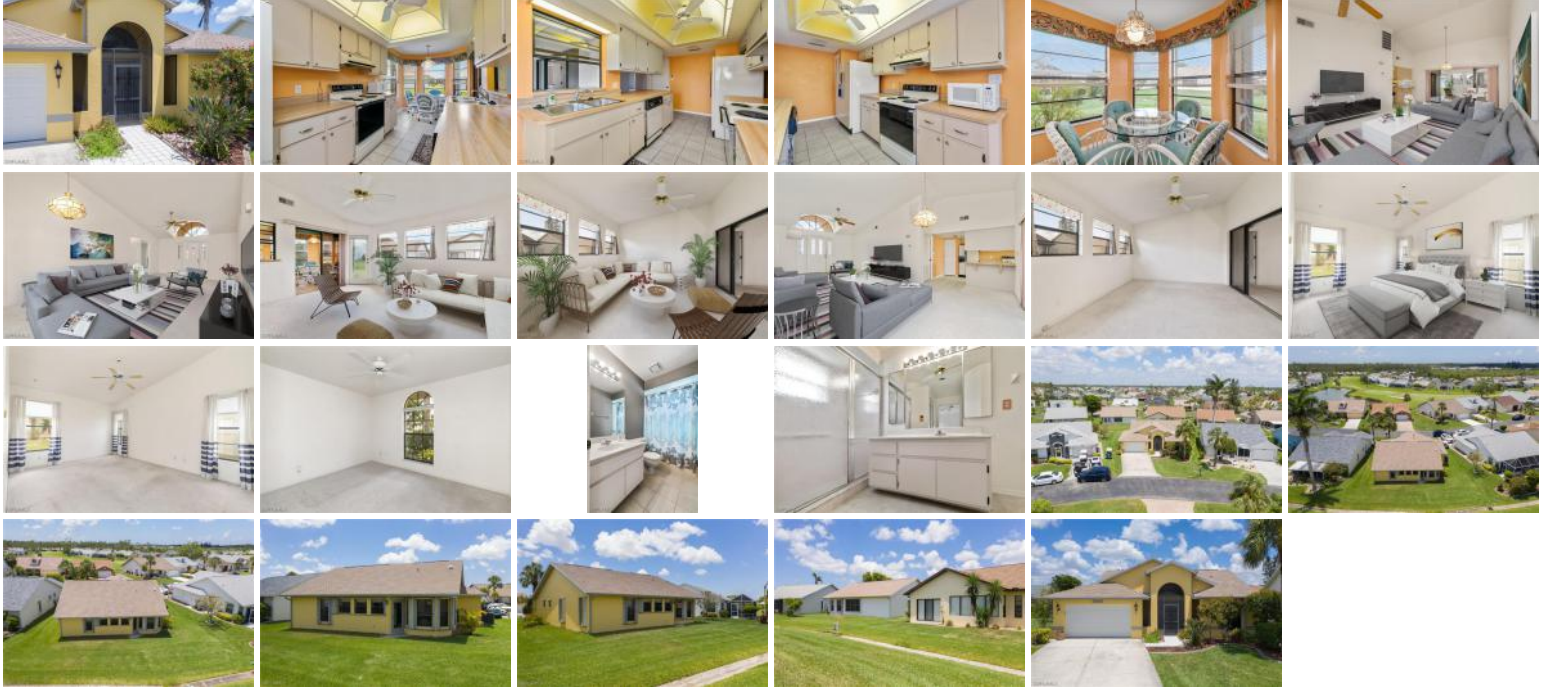
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Property 21 Information Continued

Additional Images



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Customer Detail Report + Photos

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Property 22 Information



3751 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price:	\$299,900	MLS Listing ID:	223054483
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:	1990	Acres:	0.13
Living Sq Ft:	1,376	Lot Sqft:	
Virtual Tour:			

Property Description

Public Remarks: Welcome to your dream home in the vibrant 55+ community! This charming 2-bedroom, 2-bathroom residence offers a perfect blend of comfort, style, and convenience. Step inside and be captivated by the meticulously updated kitchen, designed with a modern touch to suit your culinary needs. The home boasts a new roof and gutters, providing you with peace of mind and protection from the elements. With these recent upgrades, you can enjoy worry-free living for years to come. Designed for relaxed living, the open layout creates an inviting ambiance, ideal for entertaining friends and family. Outside, the community comes alive with a range of amenities tailored to active lifestyles. Take a dip in the refreshing pool, stay fit in the fully-equipped fitness center, or engage in social activities in the clubhouse. Conveniently located near shopping, dining, and entertainment, you'll have everything you need at your fingertips. Embrace a dynamic and enriching 55+ lifestyle in this delightful home, where modern upgrades meet a welcoming community. Don't miss the opportunity to make this haven your own!

Legal Description: SABAL SPGS GOLF+RACQUET CL U-2 BLK 16 PB 43 PG 77 LOT 3

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
Exterior:	Patio
Heating/Cooling:	Central air conditioning, Central heat, Electric heating
Interior:	Tub and separate shower, Ceiling fan(s), Vaulted ceilings, Secondary bedrooms split from master bedroom
Flooring:	Carpet, Tile flooring
Laundry:	Indoor laundry room
Utilities:	Public sewer services, Public water supply
Inclusions:	Dishwasher, Refrigerator, Freezer, Clothes washer, Clothes dryer

Property Information

Lot:	Zoning:	Elem School:
Block: 16	APN: 22-43-24-03-00016.0030	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee:	Maintenance Fee: \$978	Terms:
HOA Freq:	Maintenance Freq: Quarterly	Possession:
Taxes: \$2,884	Tax Year: 2022	Homestead:

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Customer Detail Report + Photos

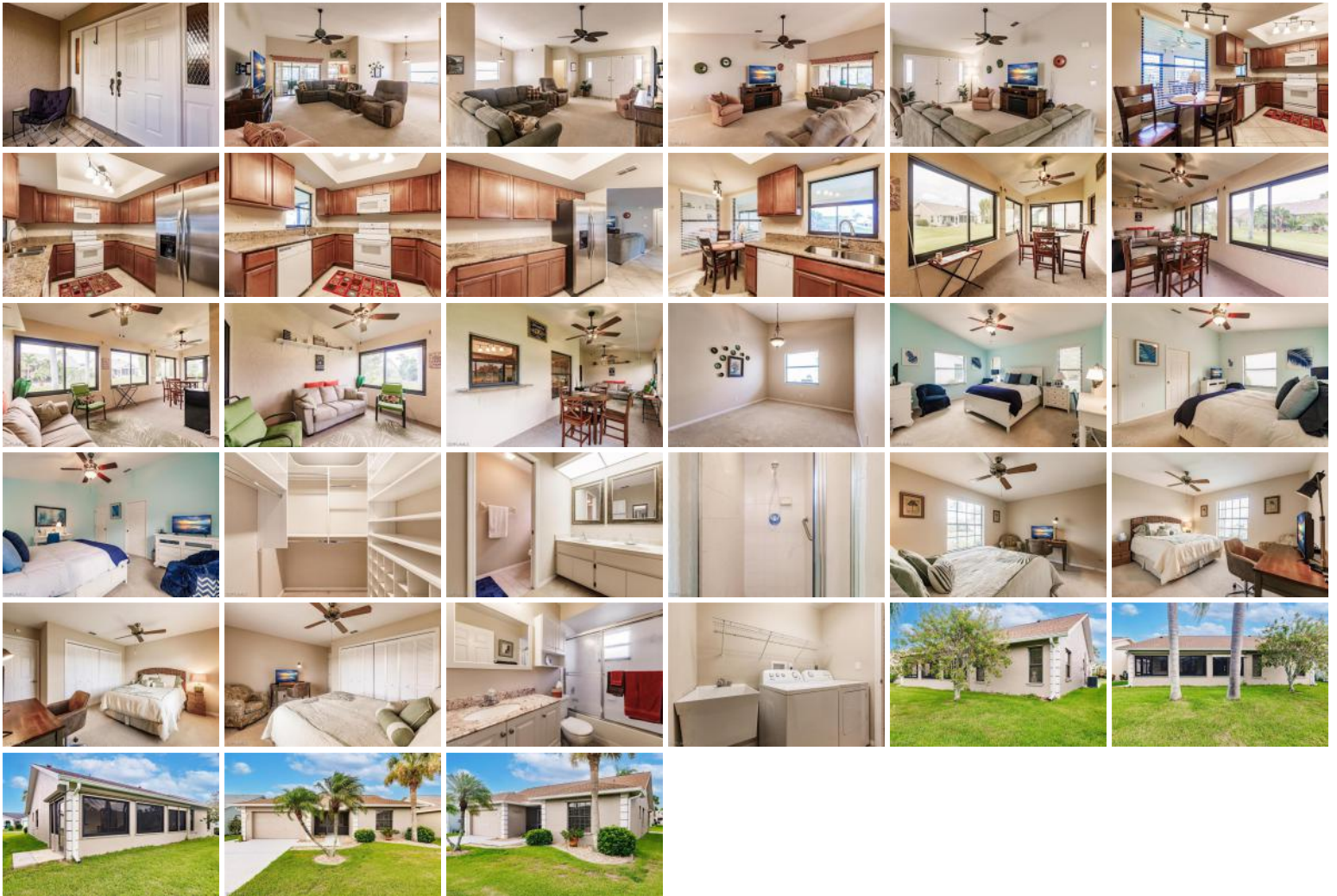
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Property 22 Information Continued

Additional Images



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Property 23 Information



3809 Sabal Springs Boulevard, NORTH FORT MYERS, FL 33917

Price: \$295,000	MLS Listing ID: 223035564	
Status: Sold (11/15/2023)	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: 1,415	Lot Sqft:	
Virtual Tour:		

Property Description

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

Legal Description: SABAL SPGS GOLF+RACQUET CL U-2 BLK 13 PB 43 PG 77 LOT 25

Features

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

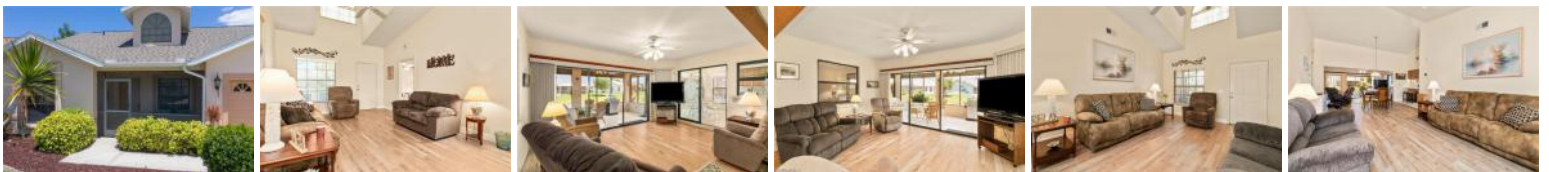
Property Information

Lot:	Zoning:	Elem School:
Block: 13	APN: 22-43-24-03-00013.0250	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$2,941	Tax Year: 2022	Homestead:

Additional Images



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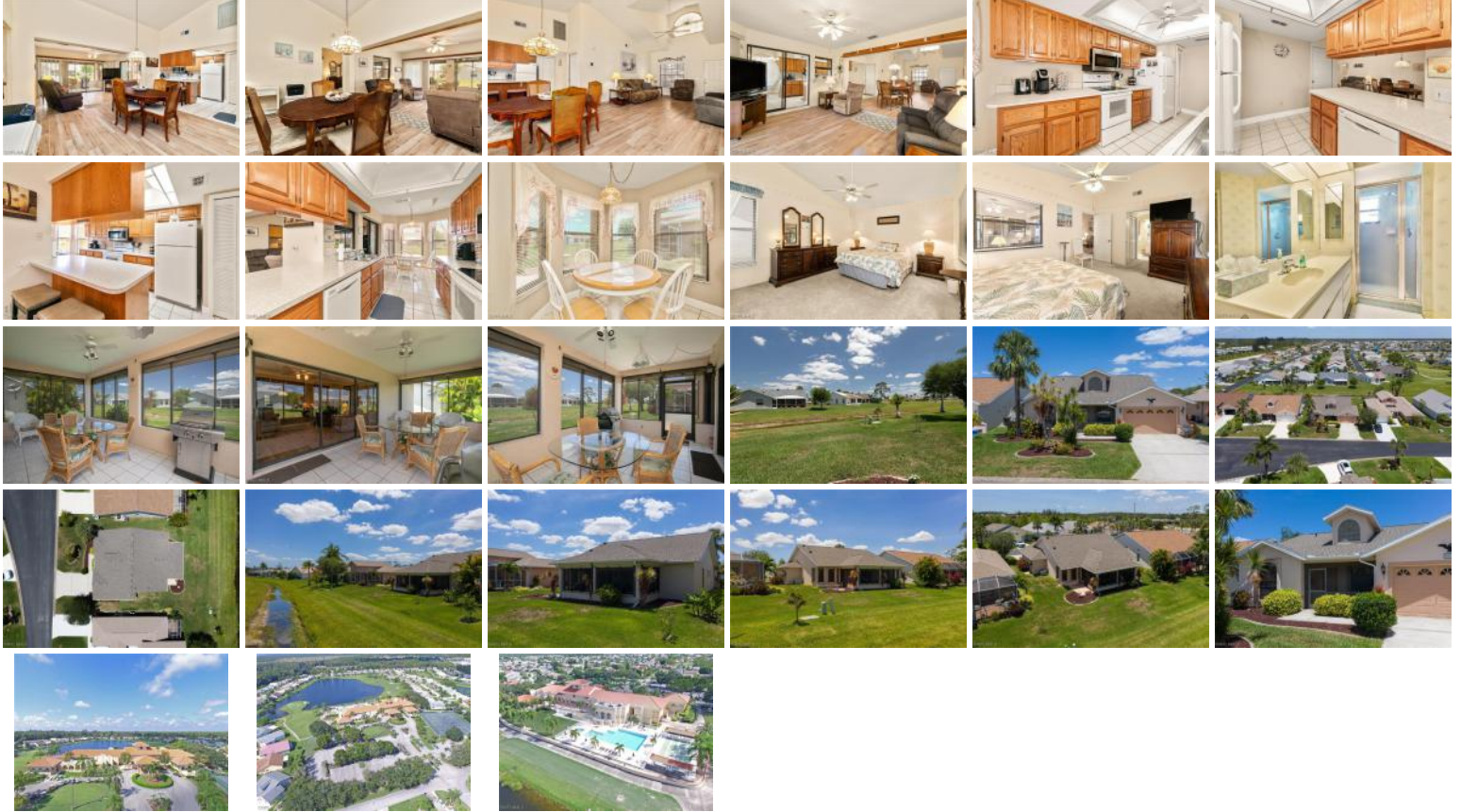
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Property 23 Information Continued

Additional Images Continued



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Property 24 Information



3601 Gloxinia Drive, NORTH FORT MYERS, FL 33917

Price:	\$295,000	MLS Listing ID:	223075029
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:	2000	Acres:	0.12
Living Sq Ft:	1,405	Lot Sqft:	
Virtual Tour:			

Property Description

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

Legal Description: SABAL SPGS GOLF+RACQUET CL U-3 BLK 15 PB 47 PG 30 LOT 26

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

Property Information

Lot:	Zoning:	Elem School:
Block: 15	APN: 22-43-24-04-00015.0260	Middle School:
Unit:	Lot Dimensions: 55 x 100 x 55 x 100	High School:

Financial Information

HOA Fee: \$978	Maintenance Fee:	Terms:
HOA Freq: Quarterly	Maintenance Freq:	Possession:
Taxes: \$3,109	Tax Year: 2022	Homestead:

Additional Images



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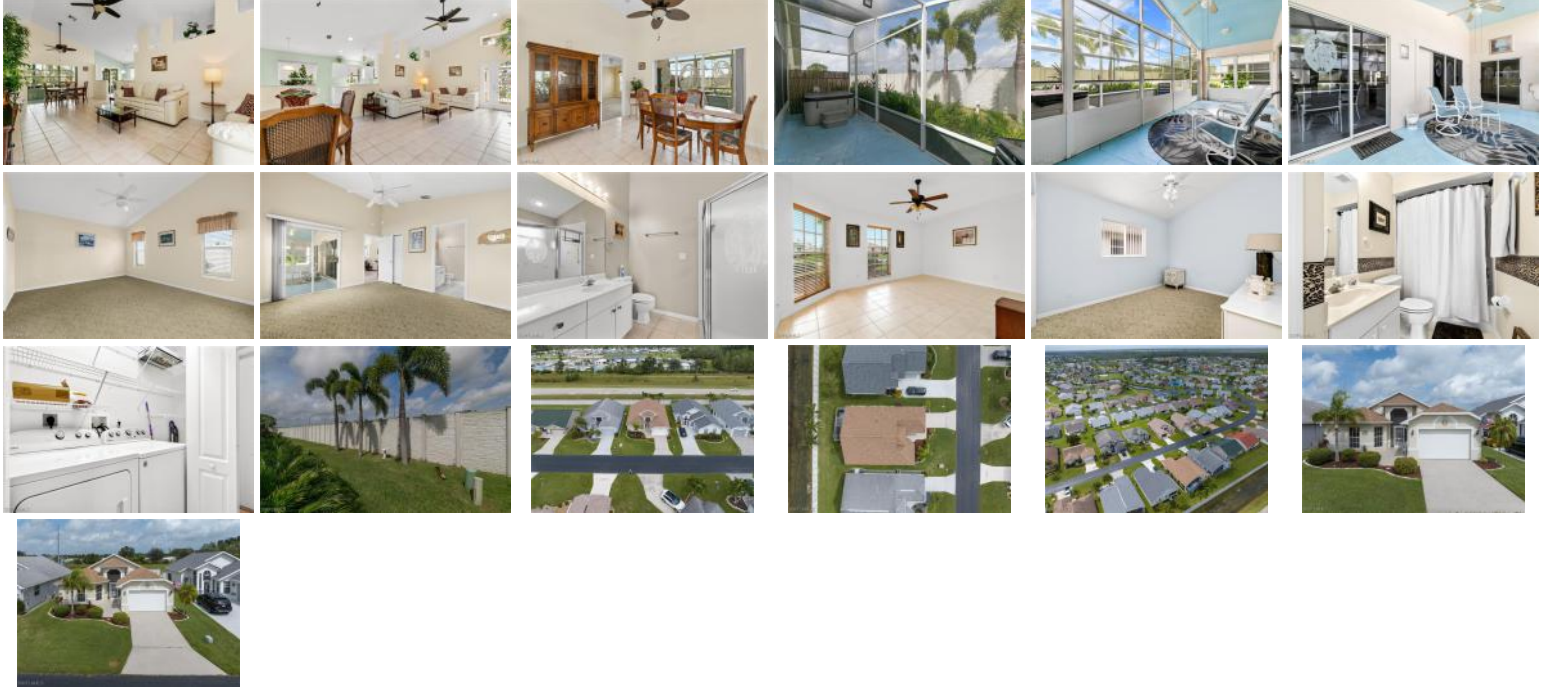
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Property 24 Information Continued

Additional Images Continued



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