

# SunshineMLS.com

## Residential Property

**Address:** 13524 LITTLE GEM CIR  
FORT MYERS, Florida  
33913

**County:** Lee  
**Property ID:** 05-45-26-08-00000.0720

**Subdivision #:**

**Legal Unit:**  
**Block/Bldg:**

**Lot:** 72  
**Tax Year:** 2008  
**Taxes:** \$5,205

**Special Assess:** \$0  
**Tax Description:** County Only

**Legal:** MAGNOLIA LAKES DESC IN PB 83 PGS 17-22 LOT 72

**Virtual Tour URL:**

**List Broker:** Advanced Realty Solutions, Inc

**ML#:** 209020740

**Status:** A-Active

**(GEO) Area:** GA01

**Furnished:** Negotiable

**Subdivision:** MAGNOLIA LAKES

**Development:** MAGNOLIA LAKES

**Sec/Twn/Rng:** 5/45/26

**Condo Fee:** \$0

**Master HOA Fee:** \$140 Monthly

**HOA Fee:** \$0

**Price/SqFt:** \$36.69

**List Price: \$95,000**



## Detailed Property Information

### Property Information:

A WHOLE LOT OF HOUSE FOR THE MONEY! THIS SPRAWLING 5 BEDROOM, 3.5 BATH HOME HAS NEVER BEEN LIVED IN AND FEATURES A TWO STORY ENTRY, TWO STORY LIVING AREA AND GREAT ROOM FLOORPLAN WITH FORMAL DINING ROOM AND LARGE DINING NOOK. GOURMET ISLAND KITCHEN FEATURES RAISED PANEL CHERRY WOOD CABINETS, QUARTZ COUNTERTOPS AND ALL GE PROFILE STAINLESS APPLIANCES. MULTIPLE SLIDERS OPEN TO LANAI AND OFFER VIEWS OF LAKE BEYOND. MASTER IS ON THE FIRST FLOOR AND SECOND FLOOR BALCONY OVERLOOKS LIVING AREA AND HAS A GREAT NOOK FOR CURLING UP WITH A BOOK. FOUR BEDROOMS & TWO BATHS ON SECOND FLOOR. TILE ROOF, PAVED DRIVEWAY & LANAI. INDOOR LAUNDRY ROOM WITH TUB AND ATTACHED THREE CAR GARAGE. LARGE YARD WITH ROOM FOR POOL. GATEWAY IS A MASTER PLANNED COMMUNITY WITH PARKS, SCHOOLS, SHOPPING AND CHURCHES RIGHT IN YOUR BACKYARD MINUTES FROM I-75. VISUAL INSPECTION HAS CONFIRMED PRESENCE OF CHINESE DRYWALL.

**Building Desc:** 2 Story,  
Contemporary

**Ownership Desc:** Single Family

**Building Design:** Single Family

**Bedrooms:** 5 Bed

**Full/Half Baths:** 3/1

**Garage Spaces:** 3 - Attached

**Carport Spaces:** -

**Parking:** 2+ Spaces

**Private Pool:** No

**Private Spa:** No

**Acres:** 0.25

**Security:** None

**Waterfront Desc.:** Lake

**Boat Access:** None

**View:** Lake

**Bedroom:** Master BR Ground

**Dining:** Breakfast Bar, Eat-in Kitchen, Formal

**Kitchen:** Island, Pantry

**Master Bath:** Dual Sinks, Separate Tub And Shower

**Rooms:** Great Room, Loft, Screened Lanai/Porch,  
Laundry Room in Residence, Guest Bath,  
Guest Room

### Windows:

**Interior Features:** Skylight, Cathedral Ceiling, Cable Prewire, Foyer, Laundry Tub, Pantry, Window Coverings

**Exterior Features:** Outdoor Shower, Room for Pool, Shutters

**Equipment:** Auto Garage Door, Dishwasher, Disposal, Dryer, Microwave, Range, Smoke Detector, Washer, Refrigerator/Icemaker

**Amenities:** Play Area

**Living Rm:** **Great Rm:**

**Master BR:** **2nd BR:**

**Den:** **Lanai:**

**Building #:**

**Community Type:** Other

**Builder Product:** No

**Unit Floor:** 1

**Total Floors:** 2

**Units in Building:**

**Units in Complex:**

**Elevator:** None

**Rear Exp:** N

**Year Built:** 2006

**Approx. Living Area:** 2,589

**Approx. Total Area:** 3,374

**Cable:** Yes

**Lot Desc.:** County

**Approx. Lot Size:** 75 X120 X75 X120

**Guest House:**

**Guest House L.A.:**

**Construction:** Concrete Block

**Roof:** Tile

**Flooring:** Carpet, Ceramic Tile

**Cool:** Central Electric

**Heat:** Central Electric

**Water:** Central

**Sewer:** Central

**Irrigation:** Lake

**Restrictions:** Architectural, Deeded

**Pets:** No Approval Needed

**Kitchen:**

**4th BR:**

**Garage:**

**Family Rm:**

**5th BR:**

**Ceil Fans:**

**Dining Rm:**

**3rd BR:**

**Utility Rm:**

## Financial/Transaction Information

<b>Total Tax Bill:</b>	\$5,205	<b>Tax Year:</b>	2008
<b>Tax Description:</b>	County Only	<b>Special Assess:</b>	\$0
<b>HOA Fee:</b>	\$0	<b>Land Lease:</b>	\$0
<b>Master HOA Fee:</b>	\$140 Monthly	<b>Mand. Club Fee:</b>	\$0
<b>Condo Fee:</b>	\$0	<b>Amenity/Rec Fee:</b>	\$0
<b>Min. Days of Lease:</b>	0	<b>Num of Leases/Yr:</b>	0
<b>Transfer/Other Fee:</b>	\$0	<b>Application Fee:</b>	\$225
<b>Maintenance:</b>	Cable, Rec Facilities, Reserve, Street Lights	<b>Management:</b>	Professional
<b>Approval:</b>	None	<b>Terms:</b>	Buyer Finance/Cash
<b>Possession:</b>	Negotiable	<b>HOA Description:</b>	
<b>Special Info:</b>			
<b>Taxing District:</b>	Not Applicable		

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