

# SunshineMLS.com

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## Residential Property

**Address:** 25441 PINSON DR  
BONITA SPRINGS,  
Florida 34135-8844

**County:** Lee  
**Property ID:** 22-47-25-B2-00200.7220

**Subdivision #:**  
**Legal Unit:** 200  
**Block/Bldg:** 722

**Lot:** 722  
**Tax Year:** 2009  
**Taxes:** \$4,584

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

**Legal:** SAN CARLOS ESTATES UNREC OR 557 PG 354 TRACT 722

**Virtual Tour URL:**

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

**ML#:** 209037169

**Status:** A-Active

**(GEO) Area:** BN06

**Furnished:** Unfurnished

**Subdivision:** SAN CARLOS ESTATES

**Development:** SAN CARLOS ESTATES

**Sec/Twn/Rng:** 22/47/25

**Condo Fee:** \$0

**Master HOA Fee:** \$0

**HOA Fee:** \$0

**Price/SqFt:** \$116.44

**List Price: \$165,000**



## Detailed Property Information

### Property Information:

THIS SHORT SALE IS APPROVED AT \$165,000! DON'T PASS BY THIS PRIVATE, WELL MAINTAINED LIKE-NEW HOME WITH A LOCATION CONVENIENT TO ALL IN BEAUTIFUL BONITA SPRINGS. GREAT ROOM FLOORPLAN WITH OPEN KITCHEN FEATURES TILE AND WOOD LAMINATE FLOORING THROUGHOUT, CATHEDRAL CEILINGS, REAL FIREPLACE, VIEW OF PRIVATE YARD THROUGH FRENCH DOORS, RAISED PANEL KITCHEN CABINETS AND BAY WINDOW DINING NOOK. SPLIT BEDROOMS OFFER PRIVACY, MASTER BEDROOM HAS FRENCH DOORS TO YARD AND ENSUITE BATH WITH ROMAN TUB, DUAL SINK VANITY. PRIVATE REAR DECK SPANS THE ENTIRE BACK OF THE HOUSE FOR OUTDOOR ENTERTAINING. THIS HOUSE IS HIGH AND DRY WITH LOTS OF EXTRA FILL AND SOD PLACED IN THE YARD. FRONT OF HOME IS SHIELDED FROM STREET BY VEGETATION AND THE WHOLE YARD IS FENCED WITH AN ELECTRIC GATE. CITY WATER, SEPTIC AND WELL FOR IRRIGATION. CALL FOR YOUR SHOWING TODAY!

### Building Desc:

**Ownership Desc:** Single Family

**Building Design:** Single Family

**Bedrooms:** 3 Bed

**Full/Half Baths:** 2 /0

**Garage Spaces:** 2 - Attached

**Carport Spaces:** -

**Parking:**

**Private Pool:** No

**Private Spa:** No

**Acres:** 1.25

**Security:** Gated

**Waterfront Desc.:** None

**Boat Access:** None

**View:** Landscaped Area

**Bedroom:** Master BR Ground

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

**Kitchen:** Combo Tub And Shower, Dual Sinks

**Master Bath:** Great Room, Open Lanai/Porch, Remarks,

**Rooms:** Guest Bath, Guest Room

Remarks, Single Hung

**Interior Features:** Remarks, Cathedral Ceiling, Cable Prewire, Exclusions, Fireplace, French Doors, Walk-In Closet

**Exterior Features:** Deck, Fence, Room for Pool

**Equipment:** Dishwasher, Disposal, Microwave, Refrigerator, Smoke Detector

**Amenities:** Horses OK, Remarks

**Living Rm:** Great Rm:

**Master BR:** 2nd BR:

**Den:** Lanai:

### Building #:

**Community Type:** Other

**Builder Product:** No

**Unit Floor:** 1

**Total Floors:** 1

**Units in Building:**

**Units in Complex:**

**Lot Desc.:** County

**Approx. Lot Size:** 165 X330 X165 X330

**Guest House:**

**Guest House L.A.:**

**Construction:** Vinyl Siding, Wood Frame

**Roof:** Shingle

**Flooring:** Ceramic Tile, Remarks, Wood

**Cool:** Ceiling Fans, Central Electric

**Heat:** Central Electric

**Water:** Assessment Unpaid

**Sewer:** Septic

**Irrigation:** Well

**Restrictions:** None

**Pets:** No Approval Needed

**Elevator:** None

**Rear Exp:** E

**Year Built:** 2001

**Approx. Living Area:** 1,417

**Approx. Total Area:** 2,123

**Cable:** Yes

**Dining Rm:**

**3rd BR:**

**Utility Rm:**

**Kitchen:**

**4th BR:**

**Garage:**

**Family Rm:**

**5th BR:**

**Ceiling Fans:**

## Financial/Transaction Information

<b>Total Tax Bill:</b>	\$4,584	<b>Tax Year:</b>	2009
<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>	\$0	<b>Mand. Club Fee:</b>	\$0
<b>Condo Fee:</b>	\$0	<b>Amenity/Rec Fee:</b>	\$0
<b>Min. Days of Lease:</b>	30	<b>Num of Leases/Yr:</b>	12
<b>Transfer/Other Fee:</b>	\$0	<b>Application Fee:</b>	\$0
<b>Maintenance:</b>	None	<b>Management:</b>	None
<b>Approval:</b>	None	<b>Terms:</b>	Buyer Finance/Cash
<b>Possession:</b>	At Closing	<b>HOA Description:</b>	
<b>Special Info:</b>	Special Assessment		
<b>Taxing District:</b>	Not Applicable		

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