

# SunshineMLS.com

This property information distributed by: **Jessica L. Russo**

Advanced Realty Solutions, Inc Office Phone: 239-849-0012

Agent Phone: 239-849-0012 Agent Fax: 239-594-5677 Email: jessicarusso@comcast.net

## Residential Property

**Address:** 15361 BELLAMAR CIR  
#114  
FORT MYERS, Florida  
33908-1317

**County:** Lee  
**Property ID:** 31-45-24-54-00001.0114

**Subdivision #:**

**Legal Unit:**

**Block/Bldg:** 1

**Lot:** 114

**Tax Year:** 2008

**Taxes:** \$1,325

**Special Assess:** \$0

**Tax Description:** County Only

**Legal:** BELLAMAR AT BEACHWALK VIII DESC IN OR 4414 PG 993 PH 1  
BLDG 1 UNIT 114

**ML#:** 209002767

**Status:** A-Active

**(GEO) Area:** FM12

**Furnished:** Unfurnished

**Subdivision:** BELLAMAR

**Development:** BEACHWALK

**Sec/Twn/Rng:** 31/45/24

**Condo Fee:** \$237 Monthly

**Master HOA Fee:** \$0

**HOA Fee:** \$0

**Price/SqFt:** \$68.72

**List Price: \$78,000**



**Virtual Tour URL:**

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

## Detailed Property Information

### Property Information:

SHORT SALE STEAL! LIKE NEW CONDO CLOSE TO FORT MYERS BEACH AND ISLANDS, 20 MINUTES TO INTERNATIONAL AIRPORT. THIS CLEAN 3/2 CONDO HAS TILE FLOORS IN KITCHEN, BATHS AND ENTRY AND WOOD LAMINATE THROUGHOUT. KITCHEN HAS BREAKFAST BAR OVERLOOKING GREAT ROOM WITH VIEW OF LANAI AND LANDSCAPED AREA. 9' CEILINGS THROUGHOUT MAKE THE SPACE ROOMY. BEDROOMS ARE SPLIT, THE GENEROUS MASTER BEDROOM HAS AN ENSUITE BATH AND TWO ADDITIONAL BEDROOMS SHARE THE SECOND BATH. THIS IS A FIRST FLOOR END UNIT NEAR THE COMMUNITY ENTRY FOR EASY ACCESS AND WITHIN A TWO MINUTE WALK TO COMMUNITY POOL AND CLUBHOUSE WITH EXERCISE ROOM. A GREAT HOME AWAY FROM HOME!

### Building Desc:

**Ownership Desc:** Condo  
**Building Design:** Low Rise (1-3 Floors)  
**Bedrooms:** 3 Bed  
**Full/Half Baths:** 2 /0  
**Garage Spaces:** 0 -  
**Carport Spaces:** -

**Parking:** 2 Assigned

**Private Pool:** No

**Private Spa:** No

**Acres:** 0.00

**Security:** Gated

**Waterfront Desc.:** None

**Boat Access:** None

**View:** Landscaped Area

**Bedroom:** Split Bedrooms

**Dining:** Breakfast Bar, Dining - Living

**Kitchen:**

**Master Bath:** Combo Tub And Shower

**Rooms:** Great Room, Screened Lanai/Porch, Guest Bath, Guest Room

### Windows:

**Interior Features:** Cable Prewire, Volume Ceiling, Walk-In Closet

**Exterior Features:** Privacy Wall, Shutters Manual

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

**Amenities:** BBQ - Picnic, Bike And Jog Path, Clubhouse, Community Pool, Exercise Room, Community Room, Community Spa/Hot tub

**Living Rm:** Great Rm:

**Master BR:** 2nd BR:

**Den:** Lanai:

### Building #:

**Community Type:** Gated

**Builder Product:** No

**Unit Floor:** 1

**Total Floors:** 2

**Units in Building:**

**Units in Complex:**

**Lot Desc.:** Zero Lot Line

**Approx. Lot Size:** 0 X0 X0 X0

**Guest House:**

**Guest House L.A.:**

**Construction:** Concrete Block

**Roof:** Tile

**Flooring:** Ceramic Tile, Wood

**Cool:** Ceiling Fans, Central Electric

**Heat:** Central Electric

**Water:** Central

**Sewer:** Central

**Irrigation:** Lake

**Restrictions:** Limited Number Vehicles

**Pets:** Limits

**Elevator:** None

**Rear Exp:** W

**Year Built:** 2004

**Approx. Living Area:** 1,135

**Approx. Total Area:** 1,300

**Cable:** Yes

**Dining Rm:**

**3rd BR:**

**Utility Rm:**

**Kitchen:**

**4th BR:**

**Garage:**

**Family Rm:**

**5th BR:**

**Ceil Fans:** 4

## Financial/Transaction Information

<b>Total Tax Bill:</b>	\$1,325	<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>	\$0	<b>Mand. Club Fee:</b>	\$0
<b>Condo Fee:</b>	\$237 Monthly	<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>	\$50
<b>Maintenance:</b>	Cable, Irrigation Water, Lawn/Land Maint, Manager, Pest Control Exterior, Insurance, Rec Facilities, Reserve, Street Lights	<b>Management:</b>	None
<b>Approval:</b>	Application Fee, Buyer	<b>Terms:</b>	Buyer Finance/Cash
<b>Possession:</b>	Negotiable	<b>HOA Description:</b>	
<b>Special Info:</b>			
<b>Taxing District:</b>	Not Applicable		

The source of this real property information is the copyrighted and proprietary database compilation of SunshineMLS, LLC. Copyright 2002-2009 SunshineMLS, LLC. All rights reserved. The accuracy of this information including, but not limited to, any information about the size or area of lots, structures, or living space, such as room dimensions, square footage calculations, or acreage, is not warranted or guaranteed. This information should be independently verified if any person intends to engage in a transaction based upon it.