



Listing Detail #201149260 - Residential

5219 Willow Ct, Cape Coral, FL 33904

Start Price: \$250,000 (LP)

SUBMIT ALL OFFERS!

Beds:	3	Sq Ft:	1696
Baths:	2 (1 1) (FH)	Lot Sz:	0.230ac
GEO Area:	CC11-cape c	Yr uild:	1967

Description

NO SHORTSALE , NO FORECLOSURE! If you are looking for a home in a great location that you can use as your own residence, as seasonal residence or vacation rental also, this is the one for you. House is furnished and ready to rent out. Gulf access via Bridge and an intersecting canal view awaits you in this three bedroom two bath POOL home with lots of potential. This home features a split bedroom open floor plan. There is a Florida room that face the pool. Though the house is older, it is in a very good shape. Enjoy the views of the intersecting canals. This house is located in the Yacht Club area of Cape Coral. You will love the location which is close to parks and shopping.

Listing Information

Auction	No		
Short Sale	No		
Foreclosed/REO	No		
Offers to 3rd Party	No		
3rd Party Register	No		
Waiting Period	No		
Agent	Beate Evdokimov	Primary:	239-789-8266
Office	Sand Castle Realty Group, Inc		866-410-5252
Property Type	Residential		
Status Type	Resale Property		
Property Type	Residential	Property Subtype(s)	Single Family
Status Type	Resale Property		
Status	Active (12/22/11)		
County	Lee	PID	184524C4000390370
GEO Area	CC11 - cape c		
Legal Description	CAPE CORAL UNIT 6 PART 2 BLK 39 PB 11 PG 61 LOTS 37 + 38		

Showing Instructions

Appointment Required	Yes
Appointment Phone #	(239) 789-8266
Lockbox	Other
Showing Instructions	Call Appoint. Phone#, Call Listing Agent, Key Box, Short Notice OK, Sign On Property
Directions to Property	DEL PRADO SOUTH OF CAPE CORAL PKWY, RIGHT AT WILLOW CT. 2nd last house on the right

Waterfront Information

Waterfront	Yes
Gulf Access	Yes
Waterfront Descrip.	Canal, Intersecting Canal, Seawall
Canal Width	1-80
Boat/Dock Info	Concrete Dock, Elec Avail at Dock, Water Avail at Dock

Unit/Bldg. Information

Building #	1
Unit Floor	1
Total Floors	1
Garage	Attached
# Garage Spaces	1.00
# Carports Spaces	0
Builder Product	Yes
Elevator	None
Roof	Built-Up or Flat, Shingle (New Roof 2007)
Construction	Concrete Block

Building Description

1 Story

Lot Information

Legal Unit	6
Block	39
Lot	37+39
Rear Exposure	E
Lot Description	Regular
Water	Assessment Paid, Central
Sewer	Assessment Paid, Central
Irrigation	Assessment Paid, City
Lot Size- Frontage	80
Lot Size- Back	80
Lot Size- Left	125
Lot Size- Right	125
Zoning	R1-W

Features

Approx Total Area	3001
Additional Rooms	Florida Room, Laundry in Garage, Screened Porch/Lanai
Cooling	Ceiling Fans, Central Electric (Air Condition 2007)
Den	No
Dining Description	Dining - Living
Equip/Appliance Incl	Auto Garage Door, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Refrigerator/Ice, Wall Oven, Washer
Exterior Features	Fence, Fruit Tree, Patio, Sprinkler Auto
Flooring	Carpet, Concrete, Vinyl
Furnished	Furnished, Negotiable
Guest House	No
Heat	Central Electric (Air Condition 2007)
Interior Features	Built-in Cabinets, Closet Cabinets, Walk-in Closet, Window Coverings
Master Bath Descrip	Shower Only
Num of Ceiling Fans	7
Ownership Desc.	Single Family
Pets	No Approval Needed
Private Pool	Yes (build 1999)
Private Spa	No
Pool Description	Below Ground, Fiberglass, Heated Electric
Possession	At Closing
Restrictions	No Commercial, No RV
Road	Access Road, City Maintained
Terms	Cash, FHA, Seller Pays Title, VA

View Canal, Lawn/Garden, Pool
Windows Jalousie, Single Hung, Sliding

Financial Information

Total Tax Bill	\$3220.00
Tax Year	2011
Taxes	City and County
Assessments/HOA Fees	No
Master HOA Fee	\$0.00
Condo/HOA Fee	\$0.00
Mand Club Fee	\$0.00
Condo Fee	\$0.00
Land Lease Fee	\$0.00
Amenity/Rec Fee	\$0.00
Special Assess Fee	\$0.00
Transfer/Other Fee	\$0.00
Application Fee	\$0.00
Lease Limits	No
Number Leases/Year	0
Min Days of Lease	0
Special Info	Foreign Seller

SUBMIT ALL OFFERS! All offers must be submitted on AS-IS contract with attached bank addendum, proof of funds, copy of escrow. House on Combo Box. MUST CALL FOR CODE 239-789-8266















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