



Joey J Remington LLC

FL
 joey@joeyremington.com
 Ph: (239) 462-2031

08/14/2022 11:29 am

Customer Financial Report with Photos - Residential

Page 1 of 5



List Price: \$890,000
MLS#: 222060553
Address: 21744 SOUND WAY #101, ESTERO FL 33928
GEO Area: ES01 - Estero
County: Lee
Status Type: Resale Property
List Price/Sqft: \$505.97
Property ID: 32-46-25-E3-12021.0101
Furnished: Turnkey
Bldg Design: Low Rise (1-3)
Virtual Tour URL:
Virtual Tour URL2:
Subdivision: OAK RUN
Development: PELICAN SOUND

Status: Active (08/12/22)
Property Class: Residential
Apx Liv Area: 1,759
Apx Tot Area: 2,439
DOM/CDOM: 1/1
Beds/Baths: 3 Bed / 2(2 0)
Year Built: 2000

Detailed Property Information

ML# 222060553

Property Information: Sophisticated. Refined. Convenient. From the tree-lined streets to the tranquil lanai views, this fully updated unit offers the perfect escape. A crisp design throughout provides the luxury of simply moving in with your toothbrush. This carriage home is expansive and exquisitely appointed. A lovely island and custom cabinetry invite collaboration and entertainment to accommodate today's modern lifestyle. A robust restoration further defines the home with high-end finishes, plantation shutters, stainless steel appliances, luxury vinyl flooring, and modern lighting. The professionally equipped kitchen is the heart of the home and connects all dining and living spaces while overlooking the greens and outdoors. Purchase includes bundled golf membership. 27 holes of championship golf, tennis, fitness, six pools, an absolutely stunning new clubhouse, a water taxi to the beach, and boating access to the Gulf. Also bocce ball, pickle ball, and a very active social calendar. This property is offered turnkey furnished.

Ownership: Condo	Pets: Limits
Lot Size:	Pets - Max. Weight: 150
Cable: Yes	Pets - Max. Number: 2
Guest House L.A.:	Pets - Other Limits:
Guest House Desc:	Approx. Lot Size: 0x0x0x0
Elementary School:	Windows: Single Hung, Solar Tinted
Middle School:	Exterior Finish: Stucco
High School:	Community Ty: Boating, Gated, Golf Course, Tennis
Private Pool: No	Golf Type: Golf Bundled
Private Spa: No	Floor Plan Type: Split Bedrooms
Heating: Central Electric	
Kitchen:	
View: Golf Course, Landscaped Area	
Flooring: Vinyl	
Cooling: Ceiling Fans, Central Electric	
Amenities: BBQ - Picnic, Beach Access, Bike And Jog Path, Boat Storage, Bocce Court, Clubhouse, Community Boat Dock, Community Boat Ramp, Community Gulf Boat Access, Community Park, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Fish Cleaning Station, Fishing Pier, Fitness Center Attended, Golf Course, Library, Pickleball, Play Area, Private Membership, Putting Green, Restaurant, Sidewalk, Streetlight, Tennis Court, Underground Utility	
Bedroom:	
Dining: Breakfast Bar, Dining - Family, Dining - Living	
Equipment: Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Refrigerator/Freezer, Security System, Smoke Detector, Tankless Water Heater, Washer, Washer/Dryer Hookup	
Exterior Features: Private Road	
Interior Features: Built-In Cabinets, Cable Prewire, Exclusions, Foyer, Pantry, Smoke Detectors, Walk-In Closet, Window Coverings	
Master Bath: Dual Sinks, Shower Only	
Additional Rooms: Guest Bath, Guest Room, Laundry in Residence, Screened Lanai/Porch	
Parking: 2+ Spaces, Common, Driveway Paved, Paved Parking	
Restrictions: Architectural, Deeded, No Commercial, No RV	

Security: Alarm Unmonitored, Gated, Guard At Gate, Patrolled
Storm Protection: Other

Unit/Bldg. Information

Building #:		Builder Product:	No	Unit Floor:	1	ML# 222060553
Units in Building:	4			Units in Complex:	1,299	Total Floors: 1
Carpport:	0			Garage:	2, Attached	
Elevator:	None			Construction:	Concrete Block	
Roof:	Tile			Building Descript:	Carriage/Coach	

Lot Information

Waterfront:	No	Waterfront Descrip:	None	ML# 222060553
Gulf Access:	No	Boat/Dock Info:	Boat Ramp, Elec Avail at dock, Water Avail at Dock	
Gulf Access Type:		Water:	Central	
Canal Width:	None	Sewer:	Central	
Rear Exposure:	W	Irrigation:	Reclaimed	
Sec/Town/Rng:	32/46/25	Lot Description:	Regular	
Legal Unit:	0	Lot:		
Subdivision #:	E3	Block/Bldg:		
Zoning:				
Listing Broker:	Local Real Estate LLC			
Legal Desc:	OAK RUN AT PELICAN SOUND OR 3290 PG 4893 BLDG 21 UNIT 101			

Financial/Transaction Information

Total Tax Bill:	\$5,612.10	HOA Description:	Mandatory	ML# 222060553
Tax Year:	2021	Recurring Fees:		
Tax Desc:	County Only	HOA Fee:		
Min. Days Of Lease:	30	HOA Description:	Mandatory	
Num of Leases/Yr:	12	Master HOA Fee	\$8,215 Annually	
Approval:	Application Fee, Buyer, Tenant	Condo Fee:	\$1,246 Quarterly	
Management:	Professional	Spec Assessment:	\$105 Monthly	
Terms:	Buyer Finance/Cash	Land Lease:		
Maintenance:	Cable, Insurance, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Manager, Pest Control Exterior, Reserve, Sewer, Street Lights, Street	Annual Food & Beverage Minimum:		
Special Info:		Mandatory Club Fee:		
Tax District Type:	Community Development District	Rec. Lease Fee:		
		Total Annual Recurring Fees:	\$14,459	
		One Time Fees		
		Mandatory Club Fee:	\$0	
		Land Lease:	\$0	
		Rec. Lease Fee:	\$0	
		Other Fee:	\$0	
		Spec Assessment:	\$0	
		Transfer Fee:	\$0	
		Application Fee:	\$100	
		Total One Time Fees:	\$100	



