

FREQUENTLY ASKED QUESTIONS

Property Address: 7142 Shannon Blvd, Fort Myers, FL

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
\$0	WATER	Well System
\$300	ELECTRIC	Florida Power & Ligh
\$0	GAS	None
\$80	PHONE/CABLE/INTERNET	Comcast
\$0	SECURITY	None
\$0	TRASH/RECYCLE	Included in Property Tax Bill
\$0	POOL SERVICE	None
\$0	LAWN SERVICE	None
\$0	PEST CONTROL	None
\$3,022/year	FLOOD INSURANCE	Progressive
\$6,763/year	HOMEOWNERS INSURANCE	Typtap
\$0	CONDO/HOMEOWNERS ASSOCIATION	None

What does the Homeowner's Association fee include: No HOA

Approximate date the following were NEW (Write "unknown" if unknown)

REFRIGERATOR: 2025 Upstairs/2023 Downstairs

RANGE: 2018 Upstairs/2023 Downstairs

DISHWASHER: 2023

MICROWAVE: 2018

WASHER/DRYER: Unknown

AIR CONDITIONER: 2017

WATER HEATER: 2022

SPRINKLER/PUMP: none

SPA: SPA2024

ROOF: 2006

>Flood Zone: AE11

>If there is boat access, what is the approximate depth of the shallowest point of the waterway?

3' Good Access at Low Tide; 5 Minutes of No Wake

>Approximate Clearance of Bridge(s)? No Bridges

>Who was the home built by? Unknown

>Does the home have water softener? Yes

Additional Features to Highlight (that may not be evident upon first glance):

- No Bridge Gulf Access in 17 Minutes
- Complete Dockage – 2 Docks (Power & Water), Jek Ski & Private Boat Ramp
- Square Footage – Massive Finished Bonus Room Under Home "Room for Everyone"
- No HOA. No Restrictions
- Refreshed with New Floors and Paint