

Cross Property Customer Financial Report w/Photos

Residential Customer Financial Report w/Photos



General Information		ML# 2025011769
List Price:	\$300,000	
MLS#:	2025011769	
Address:	5720 MAPLEWOOD CT FORT MYERS, FL 33905	Status: Active (09/27/25)
GEO Area:	FE05 - East Fort Myers Area	
County:	Lee	
Status Type:	Resale Property	Property Class: Residential
List Price/Sqft:	\$300.00	Subdivision: CYPRESS WOODS RV RESORT
Property ID:	11-44-25-04-0000B.0280	Development: CYPRESS WOODS RV RESORT
Approx. Living Area:	1,000	Furnished: Furnished
Approx.Total Area:	1,000	Bedrooms: 2 Bed
Building Design:	Manufactured	Baths: 2 (2 0)
Potential Short Sale:	No	Den/Flex: No
Virtual Tour URL:	https://tour.realtoursswfl.com/sites/pnkeqib/unbranded	
		Year Built: 2014
		Foreclosed REO: No

Detailed Property Information

Property Information:		ML# 2025011769	
		Welcome to Cypress Woods RV Resort! This beautifully maintained manufactured home offers comfort, convenience, and a vibrant lifestyle. Featuring new LVT flooring, a new roof (2023), and a spacious patio perfect for entertaining. Enjoy the bonus storage shed/man cave, a full-home surge protector, and peace of mind with the AC on an annual service program. Cypress Woods is an active, gated community with exceptional amenities including a resort-style pool & spa, fitness center, pickleball, tennis, shuffleboard, and more. The perfect combination of relaxation and recreation awaits!	
Ownership:	Single Family	Pets:	Limits
Lot Size:	.09 (acres) / 4,095 (sqft)	Pets - Max. Weight:	
Cable:	Yes	Pets - Max. Number:	2
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		Approx. Lot Size:	0x0x0x0
Guest House Desc:		Gulf Access Type:	
Elementary School:		Windows:	Other
Middle School:		Exterior Finish:	Vinyl Siding
High School:		Community Type:	Gated, Mobile/Manufactured
Flooring:	Vinyl	Golf Type:	
Cooling:	Ceiling Fans, Central Electric	Golf MembershipYN:	No
Floor Plan Type:	Other	Golf Membership Type:	
Kitchen:	Island	Heating:	Central Electric
Private Pool:	No	Gas YN:	No
Private Spa:	No	Gas Description:	
View:	Landscaped Area		
Amenities:	Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Hobby Room, Internet Access, Library, Pickleball, Shuffleboard, Streetlight, Tennis Court, Underground Utility		
Bedroom:			
Dining:	Breakfast Bar, Eat-in Kitchen		
Equipment:	Cooktop - Electric, Dryer, Microwave, Range, Refrigerator/Freezer, Smoke Detector, Washer		
Exterior Features:	Patio, Sprinkler Auto		
Interior Features:	Cable Prewire, Internet Available, Smoke Detectors, Vaulted Ceiling		
Master Bath:	Shower Only		
Additional Rooms:	Family Room, Laundry in Residence, Workshop		
Parking:	Driveway Paved		
Road:	Private Road		
Restrictions:	Limited Number Vehicles		
Security:	Entry Card, Guard At Gate		
Storm Protection:	Other		

Unit/Bldg Information

Building #:		Units in Complex:	0	Builder Product:	No	ML# 2025011769
Total Floors in Property:	1	Building Style:	1 Story/Ranch	Builder Name:		
Total Building Floors:	1	Construction	Manufactured, Wood Frame			
Unit Floor:	1	Roof:	Shingle			
Units in Building:	1	Elevator:	None			
Garage:		Carport:				
# Garage Spaces:	0	# Carport Spaces:	0			

Lot Information

Waterfront:	No	Waterfront Descrip.:	None	ML# 2025011769
Gulf Access:	No	Boat/Dock Info:	None	
Canal Width:	None	Water:	Central	
Rear Exposure:	W	Sewer:	Central	
Sec/Town/Rng:	11/44/25E	Irrigation:	Central	
Legal Unit:	04	Lot Description:	Regular	
Subdivision #:	04	Lot:	28	
Zoning:	RV-MH	Block/Bldg:	B	
Listing Broker:	LPT Realty, LLC			
Legal Desc:	CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85 + 86 BLK B LOT 28			

Room Information

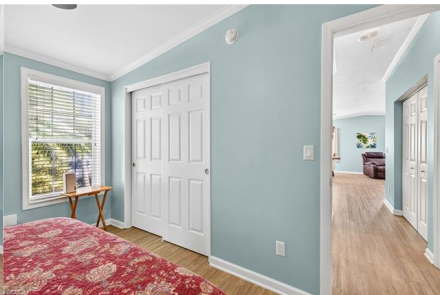
Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	ML# 2025011769
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Financial/Transaction Information

Total Tax Bill:	\$3,082	HOA Description:	Mandatory	ML# 2025011769
Tax Year:	2024	Recurring Fees:		
Tax Desc:	City And County	HOA Fee:	\$0	
Tax District Type:	Not Applicable	Master HOA Fee:	\$1,064 Quarterly	
Terms:	Buyer Finance/Cash	Condo Fee:	\$0	
Approval:	Application Fee	Spec Assessment:	\$0	
Management:	On-Site	Other Fee:	\$0	
Maintenance:	Lawn/Land Maintenance, Sewer, Street Lights	Land Lease:	\$0	
Special Info:				

Num of Leases/Yr:
Min. Days Of Lease:

Annual Food & Beverage	
Minimum:	\$0
Mandatory Club Fee:	\$0
Rec. Lease Fee:	\$0
Total Annual Recurring Fees:	\$4,256
One Time Fees	
Mandatory Club Fee:	\$0
Land Lease:	\$0
Rec. Lease Fee:	\$0
Other Fee:	\$0
Spec Assessment:	\$0
Transfer Fee:	\$1,000
Application Fee:	\$0
Total One Time Fees:	\$1,000





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