

# Cross Property Customer Financial Report w/Photos

## Lot & Land Customer Financial Report



### General Information

**List Price:** \$155,000  
**MLS#:** 225007475  
**Address:** 5800 PATHWOOD CT E  
 FORT MYERS, FL 33905  
**GEO Area:** FM02 - Fort Myers Area  
**County:** Lee  
**Property ID:** 11-44-25-05-0000C.0500  
**Lot:** 50  
**Lot Type:** Residential Lot  
**Block/Bldg:** C  
**Parcels:**  
**Zoning:**  
**Legal Unit:** c50  
**Potential Short Sale:** No  
**Virtual Tour URL:**  
**Land Use Code:** 00-Vacant Residential  
**Other PIDs:**

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**Status:** Active (01/19/25)  
**Trans Type:** Sale

**Property Class:** Lot and Land  
**Subdivision:** CYPRESS WOODS RV RESORT  
**Development:** CYPRESS WOODS RV RESORT

**Sec/Town/Rng:** 11/44/25E  
**Foreclosed REO:** No

### Detailed Property Information

**Property Information:** Cypress Woods RV Resort - Lot C50 - This property is lightly landscaped with palms and has plenty of room for relaxing and entertaining. The accessory building has washer/dryer -toilet/shower cabinets and shelves for storage plus a large refrigerator. The HOA fees include water, sewer, cable tv and lawn mowing. Plus, the Maintenance of all the command areas, roads and resort amenities. Amenities include 2 club house/ with pool and spa. The Town Center is the Main building has a large great room with dance floor and stage, plus a catering kitchen which is open to the owners to use. Multi able social events during the season. Other amenities include tennis, pickleball and shuffleboard, water aerobics and even a day spa (appointment only) 24hr gym and more!! To Many to list!!

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**Approx. Lot Size:** 46x90x46x90  
**Lot Size:** .10 (acres) / 4,356 (sqft)  
**Approx Sqft.Land:**  
**Rear Exposure:** S  
**Elevation:**  
**Lot Desc.:** Other  
**Restrictions:** None/Other  
**Utilities:** Cable, Electric, Irrigation Water, Sewer  
**Usage:** Manufactured Homes, RV Lot  
**Road:** Paved Road  
**Sewer:** Central  
**Water:** Central  
**Subdivision Info:** Mandatory HOA

**Gas YN:** No  
**Gas Description:**  
**Trees:** Exotics, Mostly Cypress, Other/Remarks  
**Ground Cover:** Exotic Plants, Grass  
**Land:**  
**Avail. Documents:**  
**View:** None/Other  
**Dock:**  
**Boat/Dock Info:**  
**Waterfront:** No  
**Waterfront Desc.:** None  
**Gulf Access:** No  
**Canal Width:** None

### Financial/Transaction Information

**Total Tax Bill:** \$1,177  
**Tax Year:** 2023  
**Tax Desc:** County Only  
**HOA Fee:** \$1,064 Quarterly  
**HOA Description:** Mandatory  
**Master HOA Fee:**  
**Condo Fee:**  
**Transfer Fee:** \$1,000

**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0

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**One Time Fees**  
**Spec Assessment:**  
**Land Lease:**  
**Mandatory Club Fee:**  
**Rec. Lease Fee:** \$0  
**Other Fee:** \$0

**Approval:** Buyer  
**Terms:** Buyer Finance/Cash  
**Maintenance:** Cable, Internet/WiFi Access, Laundry Facilities, Lawn/Land Maintenance, Sewer, Street Lights, Street Maintenance, Water  
**Possession:** At Closing  
**Special Info:**  
**Property Location:** Not Applicable  
**Legal Desc:**  
**Listing Broker:** Worth Clark Realty



View of front of house featuring a front yard



Front of Shed



Inside Shed



View of road

**Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.**

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