

5769 Brightwood Dr., Fort Myers, FL 33905

Listing

Residential REALTOR Report



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Recent: **02/25/2025 : New Listing**

General Information

List Price: \$325,000
MLS#: 225020988
Address: 5769 BRIGHTWOOD DR.
 FORT MYERS, FL 33905
GEO Area: FE05 - East Fort Myers Area
County: Lee
Status Type: Resale Property
List Price/Sqft: \$284.59
Property ID: [11-44-25-04-0000A.0290](#)
Furnished: Furnished
Approx. Living Area: 1142 - Property Appraiser Office
Approx. Total Area: 1142 - Property Appraiser Office
Building Design: Single Family
Virtual Tour URL:
Listing Broker: [Oasis Bay Realty](#)

ML# 225020988

Status: Active (02/25/25)

Property Class: Residential
Subdivision: CYPRESS WOODS RV RESORT
Development: CYPRESS WOODS RV RESORT
DOM: 4
CDOM: 61
Bedrooms: 2+Den
Baths: 2 (2 0)
Den/Flex: Yes
Year Built: 2006
County Permit #:

Detailed Property Information

ML# 225020988

Property Information: This two bedroom two bath home, with an open floor plan, is ready for you to move right in! The home is light and bright with skylights in the living room and bathrooms. There is tile floor in the living, dining, kitchen, and den. The den is a cozy retreat with sliders leading from a rear deck down to a paver patio that backs to a green space common area. The property has an attached shed with a shower, toilet, utility sink, refrigerator, on demand water heater and washer/dryer hookup. There is also a screened lanai and carport on the side of the home for your outdoor enjoyment. New roof and living area skylights in 2022. EZGO golf cart included. Cypress Woods RV Resort is a Luxury Ownership Resort. Amenities include 2 pools and hot tubs, shuffleboard, tennis, and pickleball. The Town center has a community room, card room, and great room with stage. There's also a large catering kitchen for the numerous events held throughout the year. The Welcome Center has an additional card/community room and library. There's even a day spa and 24 gym! The resort is a friendly gated community providing plenty of additional activities, such as corn hole, water aerobics, and more. This community is conveniently located close to everything that South West Florida has to offer.

Ownership: Single Family
Lot Size: .09 (acres) / 3,920 (sqft) - Property Appraiser Office
Cable: Yes
Pets: With Approval
Pets - Max. Weight:
Pets - Max. Number:
Pets - Breed Limits:
Pets - Other Limits:
Approx. Lot Size: 46x89x46x89 - Property Appraiser Office
Gulf Access Type:
Windows: Single Hung
Exterior Finish: Vinyl Siding
Community Type: Mobile/Manufactured
Golf Type:
Floor Plan Type: Other
Heating: Central Electric
Gas YN: No
Gas Description:
Guest House L.A.:
Guest House Desc:
Elementary School:
Middle School:
High School:
Flooring: Carpet, Tile, Vinyl
Cooling: Ceiling Fans, Central Electric
Kitchen:
View: Landscaped Area
Private Pool: No
Private Spa: No
Amenities: Clubhouse, Common Laundry, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Hobby Room, Library, Pickleball, Shuffleboard, Streetlight, Tennis Court
Bedroom:
Dining: Dining - Living
Equipment: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Washer
Exterior Features: Fence, Patio, Sprinkler Auto, Storage
Interior Features: Built-In Cabinets, Laundry Tub, Volume Ceiling, Walk-In Closet, Window Coverings
Master Bath: Shower Only
Additional Rooms: Den - Study, Screened Lanai/Porch
Parking: Driveway Paved, Golf Cart
Road: Private Road
Restrictions: Architectural, Deeded, Limited Number Vehicles, No Commercial
Security:
Storm Protection: None

Unit/Bldg Information

ML# 225020988

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

Lot Information

ML# 225020988

Waterfront: No
Gulf Access: No
Canal Width: None
Rear Exposure: E
Sec/Town/Rng: /Fort Myers/
Legal Unit: 0
Subdivision #:
Zoning:
Legal Desc: CYPRESS WOODS RV RESORT UNIT 1 PB 65 PG 85 +86 BLK A LOT 29
Waterfront Descrip.: None
Boat/Dock Info: None
Water: Central
Sewer: Central
Irrigation: Central
Lot Description: Regular
Lot:
Block/Bldg:

Room Information

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Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
Den	11 x 10	Bedroom	12 x 11	Master Bedroom	16 x 12
Dining Room	10 x 9	Kitchen	12 x 8	Living Room	17 x 15

Financial/Transaction Information

ML# 225020988

Total Tax Bill: \$2,952
Tax Year: 2024
Tax Desc: County Only
Tax District Type: Not Applicable
Terms: Buyer Finance/Cash
Possession: At Closing
Approval: Buyer
Management: Professional
HOA Description:
Association Mngmt Phone: 239-208-7613
Recurring Fees:
HOA Fee: \$1,064 Quarterly
Master HOA Fee: \$0
Condo Fee: \$0
Spec Assessment: \$0

Maintenance: Cable, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Manager, Rec Facilities, Reserve, Sewer, Street Lights, Street Maintenance, Trash Removal, Water

Special Info:

Num of Leases/Yr:

Min. Days Of Lease:

Subject to FIRPTA: No

HousingForOlderPersons: No

Subject To Lease YN: No

Lease Description:

Lease Expiration Date:

Ownership & Leasing: No

Seller Flood Ins YN: No

Ownership Interest: Listing Agent has No Interest

Other Fee: \$0

Land Lease: \$0

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

Office Information

Office Code: NOASIS

Office Name: [Oasis Bay Realty](#)

Office Address: 3001 Tamiami Trl N Ste 206
Naples FL, 34103

Office Ph: 239-408-8308

Office Fax:

Board: Naples

Agent ID: N640814

Agent Name: [Janet Kerman](#)

Agent Phone: 440-413-9619

Agent Fax:

Agent Email: janetzerman@gmail.com

Attribution Contact:

ML# 225020988

Settlement Agent Information

Name: Corrine Collins

Address: 1601 Jackson St. Suite 101

Phone: 239-334-4574

Email: corrine@duncanassociatesfl.com

Listing Information

Owner Name: Jacqueline Howard

Auction: No

Foreclosed (REO): No

Potential Short Sale: No

Joint Agency: No

Appointment Req.: Yes

Appointment Phone:

Target Marketing: No

Listing on Internet: Yes

Address on Internet: Yes

Blogging: No

AVM: No

Contract Closing Date:

ML# 225020988

Listing Date: 02/25/25

Date Expiration: 05/01/25

Source Of Measurements: Property Appraiser Office

Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com

Showing Inst.: Call Listing Agent, Click Showing Icon, Vacant, Virtual Showings

Listing Type: Exclusive Right to Sell

Is there a sign on the property with Seller contact information: Yes

Contact Seller for showing: No

Listing Broker available on contract presentation and negotiations: Yes

Listing Broker will perform post contract services: Yes

Limited Service Listing: No

Confidential Information

The above information can be considered reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete, and it should not be relied upon as such. All information should e verified independently or by the buyers agent before any person enters into a transaction based upon it. It has been customary in Cypress Woods RV Resort for the buyers to pay the closing costs but this is negotiable. The Seller pays the Doc Stamp Tax and Estoppel.

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Driving Directions

Route 75 to Lockett Rd. East on Lockett to the end, left into Cypress Woods.

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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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