

Cross Property 360 Property View

10130 SUNNYWOOD CT, Fort Myers, FL 33905

Listing

Lot & Land REALTOR Report



General Information
List Price: \$169,000
MLS#: 225021816
Address: 10130 SUNNYWOOD CT
 FORT MYERS, FL 33905
GEO Area: FE05 - East Fort Myers Area
County: Lee
Property ID: [11-44-25-06-0000D.0230](#)
Lot: D23
Lot Type: Residential Lot
Block/Bldg: D
Parcels:
Zoning: 0
Legal Unit: 0
Virtual Tour URL:
Land Use Code: 00-Vacant Residential
Other PIDs:
Legal Desc: CYPRESS WOODS RV RESORT UNIT 4 PB 79 PGS 68-71 BLK D LOT 23
Listing Broker: [Oasis Bay Realty](#)

ML# 225021816
Status: Active (03/01/25)
Trans Type: Sale
Property Class: Lot and Land
Subdivision: CYPRESS WOODS RV RESORT
Development: CYPRESS WOODS RV RESORT
DOM: 0
CDOM: 96
Sec/Town/Rng: 11/44/25E

Recent: 03/01/2025 : New Listing

Detailed Property Information

Property Information: Easy maintenance RV lot across from a nicely treed common area. This property will accommodate the largest of fifth wheels and motorhomes. North facing, it offers you plenty of afternoon shade. So come on down and enjoy your time in the Florida sunshine. Cypress Woods Rv Resort is an ownership Luxury Resort. Amenities include two pools and hot tubs, shuffleboard, tennis and pickleball courts. The Town Center has a community room, card room and Great Room with a stage. There is also a large catering kitchen for the numerous events held throughout the year. The Welcome Center has an additional card/community room and library. With a day spa and 24 hour gym as well! The Resort is a friendly gated community providing plenty of additional activities, such as yoga, water aerobics, and more. This community is conveniently located close to everything that South West Florida has to offer!!

Approx. Lot Size: 46x90x46x90 - Property Appraiser Office
Lot Size: .10 (acres) / 4,356 (sqft) - Property Appraiser Office
Approx Sqft.Land:
Rear Exposure: S
Elevation:
Lot Desc.: Regular
Restrictions: Architectural, Deeded, Limited Number Vehicles, No Commercial
Utilities: Cable, Electric, Irrigation Water, Sewer, Trash Removal, Water
Usage: RV Lot
Planned Use:
Road: Paved Road, Private Road
Sewer: Central
Water: Central
Subdivision Info: Mandatory HOA, Pool, Tennis Courts

Gas YN: No
Gas Description:
Trees:
Ground Cover:
Land:
Avail. Documents: Disclosures
View: Landscaped Area
Dock: None
Boat/Dock Info: None
Waterfront: No
Waterfront Desc.: None
Gulf Access: No
Canal Width: None

Financial/Transaction Information

Total Tax Bill: \$1,950
Tax Year: 2024
Tax Desc: County Only
HOA Fee: \$1,064 Quarterly
HOA Description: Mandatory
Master HOA Fee: \$0
Condo Fee: \$0
Transfer Fee: \$1,000

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

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

Approval: Buyer
Terms: Buyer Finance/Cash
Maintenance: Cable, Insurance, Irrigation Water, Laundry Facilities, Lawn/Land Maintenance, Legal/Accounting, Manager, Reserve, Sewer, Street Lights, Street Maintenance, Trash Removal, Water
Possession: Negotiable
Special Info:
Tax District Type: Not Applicable
Subject to FIRPTA: No
HousingForOlderPersons: No
Ownership Interest: Listing Agent has No Interest

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:

Agent ID: N640814
Agent Name: [Janet Kerman](#)
Agent Phone: 440-413-9619
Agent Fax:
Agent Email: janetzkerman@gmail.com
Attribution Contact:

Settlement Agent Information

Name: Corrine Collins
Address: 1601 Jackson St. Suite 101 Fort Myers FL 33901

Phone: 239-334-4574
Email: corrine@duncanassociatesfl.com

Listing Information

Owner Name: Mark W. Melson
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:

Listing Date: 03/01/25
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
Listing Type: Exclusive Right to Sell
Is there a sign on the property with Seller contact information: Yes

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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

ML# 225021816

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 be verified independently or by the buyers agent before any person enters into a transaction based upon it.

Driving Directions

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

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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