

**Cross Property 360 Property View**

**5771 CYPRESSWOODS RESORT DRIVE W, FORT MYERS, Florida**

**33905**

Listing

**TB8336763 5771 CYPRESSWOODS RESORT DR W, FORT MYERS, FL 33905**



**County:** Lee  
**Subdiv:** CYPRESS WOODS RV RESORT  
**Subdiv/Condo:**  
**Style:** Residential  
**On Market Date:** 01/09/2025  
**Total Acreage:** 0 to less than 1/4  
**Price Per Acre:** \$1,846,154.00  
**For Lease:** No  
**Flood Zone Code:** X

**Status:** Active  
**List Price:** \$240,000  
**Designated Builder:** No  
**Special Sale:** None  
**ADOM:** 1  
**CDOM:** 1  
**Pets:** Breed Restrictions, Number Limit

Welcome to Cypress Woods RV Resort where this stunning lakeview RV lot is ready to make your getaway dreams a reality. Imagine relaxing on your spacious lot, complete with a finished shed, gazebo, utility sheds all surrounded by lush resort style amenities. This oversized lot gives you plenty of room to customize and make it your own. Whether you're enjoying the sunshine by the two sparkling pools, unwinding in the hot tub, or staying active with pickleball, tennis, shuffleboard, and a fully equipped workout room, there is something for everyone. The vibrant community hosts endless events to keep you engaged and entertained. Don't miss out on this opportunity own your slice of paradise.

**Land, Site, and Tax Information**

**Legal Desc:** Cypress Woods RV Resort Unit 4 PB 79 PGS 68-71 BLK D Lot 34  
**SE/TP/RG:** 11-44-25  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [11-44-25-06-0000D.0340](#)  
**Taxes:** \$2,440  
**Homestead:**  
**AG Exemption YN:**  
**Add Parcel:** No  
**Ownership:** Fee Simple  
**Book/Page:** 79  
**Lot Dimensions:** 85/42/90/106  
**Water Frontage:** Yes-Pond  
**Water Frontage Lengths (in feet):**  
**Water Access:** Yes-Pond  
**Water View:** Yes-Pond  
**Utilities:** Sewer Connected, Street Lights, Water Connected  
**Water:** Public  
**Sewer:** Public Sewer  
**Horse Amenities:**

**Zoning:** RV-MH  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2023  
**Annual CDD Fee:**  
**Additional Tax IDs:**  
**Complex/Comm Name:**  
**Land Lease Fee:**  
**Lot Size Acres:** 0.13  
**Water Name:**  
**Water Extras:** No  
**Block/Parcel:** 000D  
**Front Footage:** 85  
**Front Exposure:** West  
**Lot #:** 0340  
**Other Exemptions:**  
**Development:** Not Assigned  
**Subdiv/Condo:**  
**Lot Size:** 5,715 SqFt / 531 SqM  
**Road Surface Type:** Asphalt

**Community Information**

**Community Features:** Fitness Center, Gated Community - No Guard, Golf Carts OK  
**HOA / Comm Assn:** Yes  
**HOA Fee:** \$1,064  
**HOA Pmt Sched:** Quarterly  
**Mo Maint\$(add HOA):**  
**Assn/Manager Name:** Cypress Woods HOA/ Terry Memory  
**Assn/Manager Email:** [terri.memory@fsresidential.com](mailto:terri.memory@fsresidential.com)  
**Assn/Manager Phone:**  
**Assn/Manager URL:**  
**Master Assn/Name:** Yes / Cypress Woods RV Resort  
**Master Assn Fee:** \$1,064.00 / Quarterly  
**Master Assn Ph:**  
**Fee Includes:** Community Pool, Escrow Reserves Fund, Maintenance Grounds, Maintenance Repairs, Pool Maintenance, Recreational Facilities, Sewer, Trash, Water  
**Pet Size:**  
**Max Pet Wt:**  
**Amenities w/Addnl Fees:**

**# of Pets:** 2  
**Pet Restrictions:** Restrictions with limitations  
**Association Amenities:** Cable, Clubhouse, Fitness Center, Gated, Laundry, Maintenance

**Realtor Information**

**List Agent:** [Janet Kerman](#)  
**E-mail:** [janetzkerman@gmail.com](mailto:janetzkerman@gmail.com)  
**Office:** OASIS BAY REALTY  
**Original Price:** \$240,000  
**Previous Price:**  
**Seller Representation:** Transaction Broker  
**Possession:** Negotiable  
**Owner:**  
**Listing Service Type:** Full Service  
**Showing Instructions:** Lockbox  
**Driving Directions:** Route 75 North or South, exit at Lockett Rd, turn left into Cypress Woods RV use call box on the left side of the drive to be let in.

**List Agent ID:** 907514109  
**List Agent Fax:**  
**Office Fax:**  
**Price Change:**  
**Owner Phone:**  
**List Agent Direct:** 440-413-9619  
**List Agent Cell:** 440-413-9619  
**Office ID:** 249531648  
**Office Phone:** 239-408-8308  
**Expiration Date:** 05/01/2025  
**Listing Type:** Exclusive Right To Sell

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Corrine Collins  
**Email:**  
**Address:** 1601 Jackson St. Suite 101 Fort Myers, Florida 33901  
**Phone:** 239-334-4574 EXT  
**Fax:** 239-334-3378

**Closing Company Name:** Duncan and Associates P.A.

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