

Cross Property 360 Property View

10078 Ramblewood CT, Fort Myers, FL 33905

Listing

Lot & Land REALTOR Report



General Information

List Price: \$164,900
MLS#: 225036463
Address: 10078 RAMBLEWOOD CT
 FORT MYERS, FL 33905
GEO Area: FE05 - East Fort Myers Area
County: Lee
Property ID: [11-44-25-07-00000.1810](#)
Lot: 181
Lot Type: Residential Lot
Block/Bldg: D
Parcels:
Zoning: RV-MH
Legal Unit: 0
Land Use Code: 00-Vacant Residential
Other PIDs:
Legal Desc: CYPRESS WOODS RV RESORT DESC IN INST#2006-358211 LOT 181
Listing Broker: [Oasis Bay Realty](#)

ML# 225036463

Status: Active (04/09/25)
Trans Type: Sale

Property Class: Lot and Land
Subdivision: CYPRESS WOODS RV RESORT
Development: CYPRESS WOODS RV RESORT
DOM: 153
CDOM: 153
Sec/Town/Rng: 11/44/25E

Detailed Property Information

Property Information: Lot D181 is a beautiful lot you can pull your RV onto and call home!!! Fully finished accessory building with toilet, sink shower, washer, dryer, Murphy bed and refrigerator. Accessory building and landscaping lighting are being sold as is. Newer gazebo with screens to sit and enjoy the wonderful view and beautifully landscaped lot with extra pavers and tool shed behind the accessory building. Cypress woods Rv Resort offers so many amenities that include, shuffleboard, tennis, pickleball, pools, spas, laundry, gym, library, and much more. The Town center has card room, craft room, and Great Room that has kitchen for the many events that occur in this friendly community. Centrally located to all South West Florida has to offer. Don't miss this one.

Approx. Lot Size: 54x90x54x90 - Property Appraiser Office
Lot Size: .11 (acres) / 4,835 (sqft) - Property Appraiser Office
Approx Sqft.Land:
Rear Exposure: S
Elevation:
Lot Desc.: Regular
Restrictions: Architectural, Deeded, Limited Number Vehicles, No Commercial
Utilities: Electric, Irrigation Water, Sewer, Trash Removal, Water
Usage: RV Lot
Planned Use:
Road: Paved Road
Sewer: Central
Water: Central
Subdivision Info: Mandatory HOA

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: \$1,802
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: None
Terms: Buyer Finance/Cash
Maintenance: Insurance, Internet/WiFi Access, Irrigation Water, Laundry Facilities, Lawn/Land Maintenance, Legal/Accounting, Manager, Reserve, Sewer, Street Lights, Street Maintenance, Trash Removal, Water
Possession: Negotiable
Special Info: Seller Disclosure Available
Tax District Type: Not Applicable
Subject to FIRPTA: Yes
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:

ML# 225036463

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: David James Lyons
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: Yes
AVM: Yes
Contract Closing Date:

ML# 225036463

Listing Date: 04/09/25
Date Expiration: 10/31/25
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
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# 225036463
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. It is customary for buyer to pay closing and seller to pay Doc Stamp Tax and Estoppel letter fees, but this is all negotiable. Please provide pre approval with offers.		
Driving Directions		ML# 225036463
Route 75 to Lockett Rd. to Cypress Woods RV Resort.		

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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