

Cross Property 360 Property View

5761 Brightwood DR, Fort Myers, FL 33905

Listing

Lot & Land REALTOR Report



General Information
List Price: \$159,900
MLS#: 225022360
Address: 5761 BRIGHTWOOD DR
 FORT MYERS, FL 33905
GEO Area: FE05 - East Fort Myers Area
County: Lee
Property ID: [11-44-25-04-0000A.0300](#)
Lot: A30
Lot Type: Residential Lot
Block/Bldg: A
Parcels:
Zoning: 0
Legal Unit: 0
Virtual Tour URL:
Land Use Code: 00-Vacant Residential
Other PIDs:
Legal Desc: CYPRESS WOODS RV RESORT UT 1 PB 65 PG 85+86 BLK A LOT 30
Listing Broker: [Oasis Bay Realty](#)

ML# 225022360
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: 157
Sec/Town/Rng: 11/44/25E

Recent: **03/01/2025 : New Listing**

Detailed Property Information

ML# 225022360

Property Information: This neatly landscaped RV lot , which backs up to a green common area, provides a comfortable atmosphere and offers plenty of space for entertaining. The property boasts a paver patio in the rear and a nice sitting area to the side. The air conditioned accessory building is partially finished with a washer, dryer, small refrigerator, shelves and provides plenty of storage. Imagine yourself relaxing on this unique property! Cypress Woods RV Resort is a Luxury ownership 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 stage. there is also a large catering kitchen for the numerous events held throughout the year. The Welcome center has a additional card/community room and library. Also a day spa and 24 hour gym! The resort is a friendly gated community providing plenty of additional activities, such as cornhole, water aerobics, and much more. Conveniently located close the everything South West Florida has to offer.

Approx. Lot Size: 50x74x50x89 - Property Appraiser Office
Lot Size: .10 (acres) / 4,356 (sqft) - Property Appraiser Office
Approx Sqft.Land:
Rear Exposure: E
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:

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

ML# 225022360

Total Tax Bill: \$1,550
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

ML# 225022360

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

ML# 225022360

Owner Name: Norman and Joann Transue
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
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# 225022360

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 in a transaction based upon it. It has been customary that the buyer pay the closing cost in Cypress Woods but this is negotiable. The seller pays the Dox stamp tax and Estoppel. Improvements may not have been permitted by Lee County in the accessory building.

Driving Directions

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Route 75 exit Luckett Rd, East on Luckett until it ends. 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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