



Residential Customer Financial Report w/Photos



General Information

List Price: \$699,000
MLS#: 2026027271
Address: 1358 HOPEDALE DR
FORT MYERS, FL 33919
FM05 - Fort Myers Area
GEO Area: Lee
County: Resale Property
Status Type: \$202.67
List Price/Sqft: 03-45-24-04-0000D.0040
Property ID: 3,449
Approx. Living Area: 3,743
Approx.Total Area:
Building Design: Single Family
Potential Short Sale: No
Virtual Tour URL: <https://dl.dropboxusercontent.com/scl/fi/kxksmy7vx6m9z2kkdte5h/Cinematic-1358-Hopedale-Dr-Fort-Myers-FL-33919-USA-UB.mp4?rlkey=dxv9us432dn1x11yv99wemdcn&raw=1>

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Status: Active (06/24/26)

Property Class: Residential
Subdivision: TWIN PALM ESTATES
Development: TWIN PALM ESTATES
Furnished: Unfurnished
Bedrooms: 4+Den
Baths: 3 (3 0)
Den/Flex: Yes
Year Built: 2010
Foreclosed REO: No

Next OH: Public: Sun Sep 27, 1:00PM-4:00PM

Detailed Property Information

Property Information:

SELLER OFFERING AN AHS HOME WARRANTY WITH PURCHASE! Discover the space, character, and riverfront lifestyle of 1358 Hopedale Drive, an impressive Italianate-style residence tucked between Historic McGregor Boulevard and the Caloosahatchee River in sought-after Twin Palm Estates. Offering 4 bedrooms + den (easily a 5th bedroom), 3 baths, and more than 3,400 sq. ft., this home provides exceptional flexibility for everyday living, entertaining, working from home, or hosting guests. The spacious primary suite feels like a private retreat, complete with a sitting area, dual walk-in closets, spa-inspired bath with jetted soaking tub and walk-in shower, plus access to a private terrace where you can relax and enjoy tranquil river views. Step outside to your own Florida escape with a covered lanai, sparkling pool, fenced backyard, and air-conditioned shed—perfect for a workshop, hobby space, additional storage, or creative studio. One of the home's greatest advantages is its LOCATION. Twin Palm Estates offers the rare opportunity to walk or jog directly along the Caloosahatchee River and enjoy spectacular Southwest Florida sunsets. You're also within walking distance of the Alliance for the Arts, farmers market, YMCA, Bishop Verot High School, Publix, restaurants, and more. Golfers will appreciate having six public golf courses within five miles. Space, privacy, river views, a pool, and one of Fort Myers' most desirable McGregor-area locations—this is a home that truly needs to be experienced in person. Some listing photos have been virtually enhanced and/or virtually staged to illustrate potential improvements. These images are artistic renderings and do not represent the property's current condition. Please refer to the original photographs for the property's actual condition.

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Ownership: Single Family
Lot Size: .24 (acres) / 10,585 (sqft)
Cable: Yes
Guest House L.A.:
Guest House Desc:
Elementary School:
Middle School:
High School:
Flooring: Brick, Other, Wood
Cooling: Central Electric
Floor Plan Type: 2 Story
Kitchen: Island, Pantry
Private Pool: Yes/Below Ground, Custom Upgrades
Private Spa: Yes/Above Ground, Equipment Stays, Heated Electric

Pets: No Approval Needed
Pets - Max. Weight:
Pets - Max. Number:
Pets - Breed Limits:
Pets - Other Limits:
Approx. Lot Size: 81x141x65x146
Gulf Access Type:
Windows: Single Hung
Exterior Finish: Stucco
Community Type: Non-Gated
Golf Type: No Golf Available
Golf MembershipYN: No
Golf Membership Type:
Heating: Central Electric
Gas YN: Yes
Gas Description: Propane

View: Landscaped Area, River, Wooded Area
Amenities: None
Bedroom: Primary BR Upstairs
Dining: Breakfast Bar, Dining - Family, Formal
Equipment: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Exterior Features: Fence, Privacy Wall, Storage
Interior Features: Built-In Cabinets, Fireplace, French Doors, Laundry Tub, Walk-In Closet
Master Bath: Dual Sinks, Jetted Tub, Separate Tub And Shower
Additional Rooms: Den - Study, Guest Bath, Laundry in Residence, Open Lanai/Porch
Parking: Driveway Paved
Road: County Maintained, Paved Road
Restrictions: None
Security:
Storm Protection: Impact Resistant Doors, Shutters - Manual

Unit/Bldg. Information

Building #:
Total Floors in Property: 2
Total Building Floors: 2
Unit Floor: 1
Units in Building: 1
Garage: Attached
Garage Spaces: 1
Units in Complex: 1
Building Style: 2 Story
Construction: Concrete Block
Roof: Built-Up or Flat, Tile
Elevator: None
Carport:
Carport Spaces: 0

Builder Product: No
Builder Name:

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Lot Information

Waterfront: No
Gulf Access: No
Canal Width: None
Rear Exposure: SE
Sec/Town/Rng: 03/45/24E
Legal Unit: 0
Subdivision #: 04
Zoning: RS-1
Listing Broker: KW Florida Living
Legal Desc: TWIN PALM ESTATES BLK D PB 6 PG 71 LOT 4
Waterfront Descrip.: None
Boat/Dock Info: None
Water: Central
Sewer: Central
Irrigation: Well
Lot Description: Regular
Lot: 4
Block/Bldg: D

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Room Information

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
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Primary Bedroom	30 x 33	Garage	13 x 20	Utility Room	4 x 3	Utility Room	12 x 5
Bedroom	13 x 10	Bedroom	12 x 16	Bedroom	11 x 16	Bedroom	11 x 10
Dining Room	17 x 10	Kitchen	17 x 20	Living Room	12 x 28		

Financial/Transaction Information

Total Tax Bill:	\$4,291
Tax Year:	2025
Tax Desc:	County Only, Homestead
Tax District Type:	Not Applicable
Terms:	Buyer Finance/Cash
Approval:	None
Management:	None
Maintenance:	None
Special Info:	Home Warranty, Seller Disclosure Available
Num of Leases/Yr:	
Min. Days Of Lease:	

HOA Description:	
Recurring Fees:	
HOA Fee:	\$0
Master HOA Fee:	\$0
Condo Fee:	\$0
Spec Assessment:	\$0
Other Fee:	\$0
Land Lease:	\$0
Annual Food & Beverage Minimum:	\$0
Mandatory Club Fee:	\$0
Rec. Lease Fee:	\$0
Total Annual Recurring Fees:	\$0
One Time Fees	
Mandatory Club Fee:	\$0
Land Lease:	\$0
Rec. Lease Fee:	\$0
Other Fee:	\$0
Spec Assessment:	\$0
Transfer Fee:	\$0
Application Fee:	\$0
Total One Time Fees:	\$0

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Virtual artistic rendering for illustrative purposes only. Image has been digitally enhanced to depict potential improvements and does not represent the property's current condition.



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