

FREQUENTLY ASKED QUESTIONS

Property Address: 1358 Hopedale Dr, Fort Myers, Florida

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
\$70 - \$100	WATER	Lee County Utilities
\$200 - \$275	ELECTRIC	Florida Power & Light
n/a	GAS	Available at Property; Never Used
n/a	PHONE/CABLE/INTERNET	Xfinity or Century Link
n/a	SECURITY	House Wired for Security System
n/a	TRASH/RECYCLE	Included in Tax Bill
\$100	POOL SERVICE	Pool Shark Professionals
\$40 per cut	LAWN SERVICE	Starkey's Landscaping Services, Inc.
As Needed	PEST CONTROL	Sunil's Pest Control
\$965/yr	FLOOD INSURANCE	The Hartford
\$4,000/yr	HOMEOWNERS INSURANCE	Slide Insurance
\$0	CONDO/HOMEOWNERS ASSOCIATION	No HOA

What does the Homeowner's Association fee include:

No HOA

Approximate date the following were NEW (Write "unknown" if unknown)

REFRIGERATOR: 2013

>Flood Zone: AE

RANGE: 2013

DISHWASHER: 2013

>If there is boat access, what is the approximate depth of the shallowest point of the waterway? N/A

MICROWAVE: None

WASHER/DRYER: 2019/2013

>Approximate Clearance of Bridge(s)? N/A

AIR CONDITIONER: 2003

WATER HEATER: 2010

>Who was the home built by? Unknown

SPRINKLER/PUMP: None

>Does the home have water softener? If yes, what type? No

POOL PUMP: Unknown

ROOF: 2019

Additional Features to Highlight (that may not be evident upon first glance):

- The property had a structure built in 1958, but the new 2-story home was completely finished in 2010 with only a small piece of the concrete slab reused from the first house to save on permitting.
- Impressive master suite with two separate room-size walk-in closets, and the ensuite bathroom with dual sinks, a round jetted bathtub, and a spectacular balcony/private terrace upstairs with a river view.
- Hot tub under lanai, pool, and fenced backyard for privacy.
- Underground propane gas tank with connection to kitchen. It can also be used for pool heater or generator.
- Highly desired (HOA Free) neighborhood along the covered McGregor corridor with river access.