

Cross Property 360 Property View

5761 Pathwood CT, Fort Myers, FL 33905

Listing

Lot & Land REALTOR Report



**General Information**  
**List Price:** \$137,000  
**MLS#:** 225021460  
**Address:** 5761 PATHWOOD CT  
 FORT MYERS, FL 33905  
**GEO Area:** FE05 - East Fort Myers Area  
**County:** Lee  
**Property ID:** [11-44-25-05-0000C.0730](#)  
**Lot:** C73  
**Lot Type:** Residential Lot  
**Block/Bldg:** C  
**Parcels:**  
**Zoning:** 0  
**Legal Unit:** 0  
**Virtual Tour URL:**  
**Land Use Code:** 00-Vacant Residential  
**Other PIDs:**  
**Legal Desc:** CYPRESS WOODS RV RESORT UNIT3 DESC IN PB 72 PGS 92-95 BLK C LOT 73  
**Listing Broker:** [Oasis Bay Realty](#)

ML# 225021460  
**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:** 135  
**Sec/Town/Rng:** 11/44/25E

Recent: 03/01/2025 : New Listing

**Detailed Property Information**

**Property Information:** Here is your chance to start with a clean slate. This property is ready for you to add your own landscaping and accessory building. Come plan out the RV of your dreams! It is a spacious 46x90 back in lot. Cypress Woods RV Resort is an ownership Luxury 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 an 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 yoga, water aerobics, and more. Location is convenient to and close to everything South West Florida has to offer!!

**Approx. Lot Size:** 46x90x46x90 - 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:** Electric, Irrigation Water, Sewer, Trash Removal, Water  
**Usage:** RV Lot  
**Planned Use:**  
**Road:** Paved Road, Private Road  
**Sewer:** Central  
**Water:** Central  
**Subdivision Info:** Mandatory HOA, Pool

**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:** \$1,463  
**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, Pest Control Exterior, Rec Facilities, Reserve, Sewer, Street Lights, Street Maintenance, Trash Removal, Water Negotiable  
**Possession:**  
**Special Info:**  
**Tax District Type:** Not Applicable  
**Subject to FIRPTA:** No  
**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](mailto: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](mailto:corrine@duncanassociatesfl.com)

**Listing Information**

**Owner Name:** Louis Knol  
**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

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**Listing Broker will perform post contract services:** Yes  
**Limited Service Listing:** No

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**Confidential Information**

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The above information can be considered reliable, but because third parties have supplied it, we can not 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 has been customary in Cypress Woods for the buyer to pay the closing costs but this is negotiable. The seller pays the Doc Stamp Tax and Estoppel. Improvements in the accessory building may not be permitted by Lee County.

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**Driving Directions**

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route 75 to Lockett Rd. East on Lockett to the end and left into Cypress Woods.

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**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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