

# Cross Property Customer Financial Report w/Photos

## Residential Customer Financial Report w/Photos



<b>General Information</b>	ML# 224087740
<b>List Price:</b> \$345,000	
<b>MLS#:</b> 224087740	
<b>Address:</b> 10321 NIGHTWOOD DR SE #C109 FORT MYERS, FL 33905 FE05 - East Fort Myers Area	<b>Status:</b> Active (11/01/24)
<b>GEO Area:</b> Lee	
<b>County:</b> Lee	
<b>Status Type:</b> Resale Property	<b>Property Class:</b> Residential
<b>List Price/Sqft:</b> \$342.60	<b>Subdivision:</b> CYPRESS WOODS RV RESORT
<b>Property ID:</b> 11-44-25-05-0000C.1090	<b>Development:</b> CYPRESS WOODS RV RESORT
<b>Approx. Living Area:</b> 1,007	<b>Furnished:</b> Furnished
<b>Approx.Total Area:</b> 1,200	<b>Bedrooms:</b> 2 Bed
	<b>Baths:</b> 2 (2 0)
<b>Building Design:</b> Manufactured	<b>Den/Flex:</b> No
<b>Potential Short Sale:</b> No	<b>Year Built:</b> 2020
<b>Virtual Tour URL:</b>	<b>Foreclosed REO:</b> No

### Detailed Property Information

**Property Information:** Welcome to Cypress Woods RV Resort! This wonderful 2 bed 2 bathroom is located in Cypress Woods C selection. This is a Beautiful Manufactured home from Jacobsen Homes was built in 2020. A car port to the left is attached to the home. Have your morning coffee or afternoon beverage on the spectacular screen in front porch. Kitchen offers an island plenty space to entertain and wonderful stainless-steel appliances. The Main Bedroom rooms as a large walked in shower as the guest bath offers a tub/shower. Cypress Woods RV Resort has many Amenities to offer you - 2 pools/2 hot tubs. Tennis/pickleball courts, shuffleboard and Horseshoe pit, NEWLY UPDATED gym, a library. During Season there are additional activities to keep you busy. We even have food truck night.

<b>Ownership:</b> Single Family	<b>Pets:</b> Limits
<b>Lot Size:</b> .09 (acres) / 3,920 (sqft)	<b>Pets - Max. Weight:</b>
<b>Cable:</b> Yes	<b>Pets - Max. Number:</b>
	<b>Pets - Breed Limits:</b>
	<b>Pets - Other Limits:</b> 2
<b>Guest House L.A.:</b>	<b>Approx. Lot Size:</b> 46x90x46x90
<b>Guest House Desc:</b>	<b>Gulf Access Type:</b>
<b>Elementary School:</b>	<b>Windows:</b> Other
<b>Middle School:</b>	<b>Exterior Finish:</b> Vinyl Siding
<b>High School:</b>	<b>Community Type:</b> Mobile/Manufactured
<b>Flooring:</b> Laminate	<b>Golf Type:</b>
<b>Cooling:</b> Ceiling Fans, Central Electric	<b>Floor Plan Type:</b> Great Room
<b>Kitchen:</b> Island	<b>Heating:</b> Central Electric
<b>View:</b> None/Other	<b>Gas YN:</b> No
<b>Private Pool:</b> No	<b>Gas Description:</b>
<b>Private Spa:</b> No	
<b>Amenities:</b> Clubhouse, Common Laundry, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Guest Room, Hobby Room, Internet Access, Library, Pickleball, Shuffleboard, Streetlight, Tennis Court, Underground Utility	
<b>Bedroom:</b>	
<b>Dining:</b> Dining - Family, Eat-in Kitchen	
<b>Equipment:</b> Cooktop - Electric, Dishwasher, Disposal, Microwave, Refrigerator/Freezer	
<b>Exterior Features:</b> Patio	
<b>Interior Features:</b> Internet Available, Smoke Detectors	
<b>Master Bath:</b> Shower Only	
<b>Additional Rooms:</b> Laundry in Residence, Screened Balcony	
<b>Parking:</b> 2+ Spaces, Common	
<b>Road:</b> Paved Road	
<b>Restrictions:</b> Limited Number Vehicles	
<b>Security:</b>	
<b>Storm Protection:</b> Other	

### Unit/Bldg Information

<b>Building #:</b>	<b>Units in Complex:</b> 1	<b>Builder Product:</b> No	ML# 224087740
<b>Total Floors in Property:</b> 1	<b>Building Style:</b> Other	<b>Builder Name:</b> Jacobsen Homes	
<b>Total Building Floors:</b>	<b>Construction:</b> Manufactured		
<b>Unit Floor:</b>	<b>Roof:</b> Shingle		
<b>Units in Building:</b> 1	<b>Elevator:</b> None		
<b>Garage:</b>	<b>Carport:</b> Attached		
<b># Garage Spaces:</b> 0	<b># Carport Spaces:</b> 1		

### Lot Information

<b>Waterfront:</b> No	<b>Waterfront Descrip.:</b> None	ML# 224087740
<b>Gulf Access:</b> No	<b>Boat/Dock Info:</b> None	
<b>Canal Width:</b> None	<b>Water:</b> Central	
<b>Rear Exposure:</b> SW	<b>Sewer:</b> Central	
<b>Sec/Town/Rng:</b> //	<b>Irrigation:</b> Central	
<b>Legal Unit:</b> 0	<b>Lot Description:</b> Other	
<b>Subdivision #:</b>	<b>Lot:</b>	
<b>Zoning:</b>	<b>Block/Bldg:</b>	
<b>Listing Broker:</b> Worth Clark Realty		
<b>Legal Desc:</b>		

### Room Information

<b>Room Type</b>	<b>Room Dimensions</b>	<b>Room Type</b>	<b>Room Dimensions</b>	<b>Room Type</b>	<b>Room Dimensions</b>	<b>Room Dimensions</b>	ML# 224087740
------------------	------------------------	------------------	------------------------	------------------	------------------------	------------------------	---------------

### Financial/Transaction Information

<b>Total Tax Bill:</b> \$2,148	<b>HOA Description:</b> Mandatory	ML# 224087740
<b>Tax Year:</b> 2024	<b>Recurring Fees:</b>	
<b>Tax Desc:</b> City And County	<b>HOA Fee:</b> \$0	
<b>Tax District Type:</b> Not Applicable	<b>Master HOA Fee:</b> \$1,064 Quarterly	
<b>Terms:</b> Buyer Finance/Cash	<b>Condo Fee:</b> \$0	
<b>Approval:</b> Buyer	<b>Spec Assessment:</b> \$0	
<b>Management:</b> On-Site	<b>Other Fee:</b> \$0	
<b>Maintenance:</b> Laundry Facilities, Lawn/Land Maintenance, Sewer, Street Lights	<b>Land Lease:</b> \$0	
<b>Special Info:</b>	<b>Annual Food &amp; Beverage Minimum:</b> \$0	
<b>Num of Leases/Yr:</b>	<b>Mandatory Club Fee:</b> \$0	
<b>Min. Days Of Lease:</b>	<b>Rec. Lease Fee:</b> \$0	
	<b>Total Annual Recurring Fees:</b> \$4,256	
	<b>One Time Fees</b>	

<b>Mandatory Club Fee:</b>	\$0
<b>Land Lease:</b>	\$0
<b>Rec. Lease Fee:</b>	\$0
<b>Other Fee:</b>	\$0
<b>Spec Assessment:</b>	\$0
<b>Transfer Fee:</b>	\$1,000
<b>Application Fee:</b>	\$0
<b>Total One Time Fees:</b>	\$1,000



**Manufactured / mobile home featuring a sunroom and a carport**



**Staircase to front screen in porch**



**Kitchen featuring dark hardwood / wood-style flooring, white cabinets, fridge, and range**



**Dining space featuring crown molding, dark hardwood / wood-style floors, and a textured ceiling**



**Kitchen with fridge, range, white cabinets, and dark hardwood / wood-style floors**



**Living room featuring ceiling fan, crown molding, and dark hardwood / wood-style flooring**



**Kitchen with fridge, range, decorative light fixtures, white cabinets, and dark hardwood / wood-style floors**



**Bedroom with dark hardwood / wood-style flooring, ornamental molding, and ceiling fan**



**Bedroom featuring ceiling fan, crown molding, a textured ceiling, and wood-type flooring  
Master Bedroom with attached bathroom**



**View of pool featuring a gazebo, a patio, and a hot tub Main Pool at the Town Center**



**Main Pool at the Towncenter**



**Mail Box**



**Shuffleboard Court**



**Shuffleboard Court**

**Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.**

The source of the foregoing property information is a database compilation of an organization that is a member of the Southwest Florida Multiple Listing Service. Each Southwest Florida Multiple Listing Service member organization owns the copyright rights in its respective proprietary database compilation, and reserves all such rights. Copyright © 2025. The foregoing information including, but not limited to, any information about the size or area of lots, structures, or living space, such as room dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.