

Cross Property 360 Property View

5890 Maplewood Ct., Fort Myers, FL 33905

Listing

Lot & Land REALTOR Report



General Information
List Price: \$159,000
MLS#: 225021836
Address: 5890 MAPLEWOOD CT.
 FORT MYERS, FL 33905
GEO Area: FE05 - East Fort Myers Area
County: Lee
Property ID: [11-44-25-04-0000B.0110](#)
Lot: B11
Lot Type: Residential Lot
Block/Bldg: B
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 PB 85 + 86 BLK B LOT 11
Listing Broker: [Oasis Bay Realty](#)

ML# 225021836
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: 96
Sec/Town/Rng: 11/44/25E

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

Detailed Property Information

Property Information: Come and add your finishing touches to this RV lot. Cypress Woods RV Resort lots are larger than most. This property is approximate 41x 90x64x90 with a partially finished accessory building. Inside you will find a shower, washer, dryer, toilet, and sink. This back in lot is perfect for a fifth wheel or motorhome with plenty of room to spread out. Cypress Woods 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 also is a large catering kitchen for the numerous events held throughout the year. The Welcome Center has an additional card/community room and library. Even 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 much more. Conveniently located close to everything that South West Florida has to offer.

Approx. Lot Size:	41x90x64x90 - Property Appraiser Office	Gas YN:	No
Lot Size:	.11 (acres) / 4,792 (sqft) - Property Appraiser Office	Gas Description:	
Approx Sqft.Land:		Trees:	
Rear Exposure:	S	Ground Cover:	
Elevation:		Land:	
Lot Desc.:	Oversize, Regular	Avail. Documents:	Disclosures
Restrictions:	Architectural, Deeded, Limited Number Vehicles, No Commercial	View:	Landscaped Area, Privacy Wall
Utilities:	Cable, Electric, Irrigation Water, Sewer, Trash Removal, Water	Dock:	None
Usage:	RV Lot	Boat/Dock Info:	None
Planned Use:		Waterfront:	None
Road:	Private Road, Public Road	Waterfront Desc.:	None
Sewer:	Central	Gulf Access:	No
Water:	Central	Canal Width:	None
Subdivision Info:	Mandatory HOA, Pool, Tennis Courts		

Financial/Transaction Information

Total Tax Bill:	\$1,782	Spec Assessment:	
Tax Year:	2024	Land Lease:	
Tax Desc:	County Only	Mandatory Club Fee:	\$0
HOA Fee:	\$1,064 Quarterly	Rec. Lease Fee:	\$0
HOA Description:	Mandatory		
Master HOA Fee:	\$0	One Time Fees	
Condo Fee:	\$0	Spec Assessment:	
Transfer Fee:	\$1,000	Land Lease:	
		Mandatory Club Fee:	\$0
		Rec. Lease Fee:	\$0
		Other Fee:	\$0

Approval: Buyer
Terms: Buyer Finance/Cash
Maintenance: Cable, Insurance, Internet/WiFi Access, Irrigation Water, Laundry Facilities, Lawn/Land Maintenance, Legal/Accounting, Manager, 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	Agent ID:	N640814	ML# 225021836
Office Name:	Oasis Bay Realty	Agent Name:	Janet Kerman	
Office Address:	3001 Tamiami Trl N Ste 206 Naples FL, 34103	Agent Phone:	440-413-9619	
Office Ph:	239-408-8308	Agent Fax:		
Office Fax:		Agent Email:	janetzkerman@gmail.com	
		Attribution Contact:		

Settlement Agent Information

Name:	Corrine Collins	Phone:	239-334-4574
Address:	1601 Jackson St. Suite 101 Fort Myers FL 33901	Email:	corrine@duncanassociatesfl.com

Listing Information

Owner Name:	Mark W. Melson	Appointment Req.:	Yes	ML# 225021836
Auction:	No	Appointment Phone:		
Foreclosed (REO):	No	Target Marketing:	No	
Potential Short Sale:	No	Listing on Internet:	Yes	
Joint Agency:	No	Address on Internet:	Yes	
		Blogging:	No	
		AVM:	No	
Listing Date:	03/01/25	Contract Closing Date:		
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# 225021836

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 buyer agent before any person enters into a transaction based upon it. It has been customary in Cypress Woods that the buyer pays closing costs and sellers pay Doc Stamp Tax and Estoppel, but it is negotiable. Improvements in the accessory building may not have Lee County Permits.

Driving Directions

ML# 225021836

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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