

FREQUENTLY ASKED QUESTIONS

Property Address: 7 Birch Blvd, Fort Myers, FL 33908

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
\$0	WATER	Included in HOA
\$121	ELECTRIC	Florida Power & Light
n/a	GAS	None
\$0	PHONE/CABLE/INTERNET	Included in HOA
n/a	SECURITY	None
\$0	TRASH/RECYCLE	Included in HOA
\$0	POOL SERVICE	Included in HOA
\$0	LAWN SERVICE	Included in HOA
\$0	PEST CONTROL	None
\$4,473 est	FLOOD INSURANCE	Wright Flood
\$3,385 est	HOMEOWNERS INSURANCE	Tower Hill Insurance Exchange
\$99	CONDO/HOMEOWNERS ASSOCIATION	Plantation Estates Mobile Homeowners Assoc

What does the Homeowner's Association fee include:

BBQ – Picnic, Boat Storage, Clubhouse, Common Laundry, Community Pool, Community Room, Extra Storage, Internet Access, Shuffleboard, Sidewalk, Underground Utility; Pickle Ball; Cable, Insurance, Internet/WiFi Access, Irrigation Water, Laundry Facilities, Lawn/Land Maintenance, Master Assn. Fee Included, Rec Facilities, Repairs, Reserve, Sewer, Street Lights, Street Maintenance, Trash Removal, Water

Approximate date the following were NEW (Write “unknown” if unknown)

REFRIGERATOR: 2025

>Flood Zone: AE

RANGE: 2025

DISHWASHER: 2025

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

MICROWAVE: 2025

WASHER/DRYER: None

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

AIR CONDITIONER: 2025

WATER HEATER: 2025

>Who was the home built by? Champion

SPRINKLER/PUMP: None

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

POOL PUMP: HOA Maintains

ROOF: 2025

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

- 6.1 Miles to Sanibel & 5.4 Miles to Fort Myers Beach
- 4.9 Miles to Health Park Medical Center
- Low Monthly HOA with Amazing Amenities
- Seller Financing Available – 20% Down, 7%, 30 Year Amortization, 5-Year Balloon