

# Agent Detail with Addl Pics Report

Listing Numbers 200925286, 200924864  
Listings as of 05/28/09 at 5:06pm

<b>Withdrawn 05/19/09</b>	<b>Listing # 200924864</b> <b>County: Lee</b>	<b>1905 SW 26th Ter Cape Coral, FL 33914 -4092</b>	<b>Listing Price: \$68,500</b>
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<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>GEO Area</b>	CC24 - cape c	<b>Subdivision</b>	Cape Coral
<b>Beds</b>	3	<b>Living Area</b>	1567 Tax Data
<b>Baths(FH)</b>	2 (2 0)	<b>Price/Sq Ft</b>	\$43.71
<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b>	10019 ((Tax Data))
<b>PID</b>	334423C2058840410	<b>Lot Acres (approx)</b>	0.230
<b>Owner Name</b>	Phoenix Asset Management		
<b>DOM/CDOM</b>	1/150		



**Directions** From Chiquita and Veterans go West on Veterans to South on SW 20th Ave. From there go East on SW 26th Ter.  
**Property Information** This property is being offered as-is. Check out the price on this 3/2/2 home in a great location!! Carpet throughout most of home with vinyl in the kitchen and bathrooms. Wonderful feature include: dual sinks in the master bath, inside laundry room, sliding door leading out to open lanai, and much more!!! This property is priced to sell fast, so make an offer today!!!

**Agent-Only Rmrks** ATTENTION AGENTS: INCOMPLETE OFFERS WILL NOT BE SUBMITTED. PRINT THE ATTACHED OFFER INSTRUCTIONS, COMPLETE AND RETURN WITH ALL OFFERS IN ORDER FOR YOUR OFFER TO BE SUBMITTED IN A TIMELY FASHION. This is a bank owned property and is being offered AS-IS, WHERE-IS. Buyer to assume any future impact fees, hook-up fees, and assessments for city water, sewer, and irrigation. Property on supra, ok to show no appointment necessary.

**Legal Description** Cape Coral Unit 92 Blk 5884 Pb 25 Pg 30 Lots 41 + 42

<b>Listing Agent</b>	Josie M Pierce (ID:605317) Primary:239-242-2000, FAX: 239-242-2023		
<b>Listing Office</b>	RE/MAX Realty Team (ID:RMAX01) Phone: 239-242-2000, FAX: 239-242-2028		
<b>Listing Co-Agent</b>	Jennifer Pentico (ID:F3138696) Primary:239-242-2000 Secondary:239-242-2028		
<b>Listing Co-Office</b>	RE/MAX Realty Team (ID:RMAX01) Phone: 239-242-2000, FAX: 239-242-2028		
<b>Listing Type</b>	Excl Right to Sell	<b>Listing Date</b> 05/18/09	<b>Expiration Date</b> 08/17/09

**Commission** Trans Broker Comp 2.5% Buyer / Single Agent 2.5% Non-Rep Comp 2.5% Variable Rate C No

<b>Status Type</b>	Resale Property	<b>Waterfront</b>	No
<b>Datashare Office Ph</b>	(239) 242-2000	<b>Foreclosed/REO</b>	Yes
<b>Short Sale</b>	No	<b>Building #</b>	0
<b>Zoning</b>	R1-D	<b>Total Floors</b>	1
<b>Unit Floor</b>	1	<b>Furnished</b>	Unfurnished
<b>Den</b>	No	<b>Builder Product</b>	No
<b>Ownership Desc.</b>	Single Family	<b>Lot Size- Frontage</b>	0
<b>Approx Total Area</b>	2205	<b>Lot Size- Left</b>	0
<b>Lot Size- Back</b>	0	<b>Pets</b>	No Approval Needed
<b>Lot Size- Right</b>	0	<b>Cable Available</b>	Yes
<b>Elevator</b>	None	<b># Garage Spaces</b>	2.00
<b>Garage</b>	Attached	<b>Block</b>	5884
<b>Legal Unit</b>	92	<b>Construction</b>	Concrete Block
<b>Lot</b>	41 + 42	<b>Cooling</b>	Ceiling Fans, Central Electric
<b>Parking</b>	Driveway	<b>Roof</b>	Shingle
<b>Restrictions</b>	No Commercial, No RV		

<b>Exterior Features</b>	Patio
<b>Security</b>	None
<b>Water</b>	Well
<b>Windows</b>	Single Hung
<b>Heat</b>	Central Electric
<b>Kitchen</b>	Pantry
<b>Interior Features</b>	Pantry, Walk-in Closet
<b>Private Spa</b>	No
<b>Guest House</b>	No
<b>Dining Description</b>	Eat-In Kitchen
<b>Assessments/HOA Fees</b>	No
<b>Condo/HOA Fee</b>	\$0.00
<b>Condo Fee</b>	\$0.00
<b>Amenity/Rec Fee</b>	\$0.00
<b>Transfer/Other Fee</b>	\$0.00
<b>Lease Limits</b>	No
<b>Tax Year</b>	2008
<b>Possession</b>	At Closing
<b>Showing Instructions</b>	Sign On Property, Vacant
<b>Serial #</b>	50761040
<b>Sllr Info on Sign</b>	No
<b>Post Contract Serv</b>	Yes
<b>Road</b>	Paved Road, Public Road

<b>Irrigation</b>	None
<b>Flooring</b>	Carpet
<b>Rear Exposure</b>	N
<b>Sewer</b>	Septic
<b>View</b>	None
<b>Private Pool</b>	No
<b>Master Bath Descrip</b>	Dual Sinks, Shower Only
<b>Equip/Appliance Incl</b>	Dishwasher
<b>Num of Ceiling Fans</b>	4
<b>Additional Rooms</b>	Laundry in Residence, Open Porch/Lanai
<b>Master HOA Fee</b>	\$0.00
<b>Mand Club Fee</b>	\$0.00
<b>Land Lease Fee</b>	\$0.00
<b>Special Assess Fee</b>	\$0.00
<b>Application Fee</b>	\$0.00
<b>Total Tax Bill</b>	\$2171.84
<b>Taxes</b>	City and County
<b>Terms</b>	Buyer Finance/Cash
<b>Lockbox</b>	Supra
<b>Appointment Required</b>	No
<b>Contact Sllr to Show</b>	No
<b>Present/Nego Cont</b>	Yes

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*Presented By: Jennifer Pentico / RE/MAX Realty Team Phone: 239-242-2000*

Information has not been verified, is not guaranteed, and is subject to change.  
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