

# 2121 Embarcadero Way

Hérons Glen • N. Ft. Myers, FL

**\$189,500**

**NEW LISTING**



- 3 BR + Den with closet
- Easy distance to Clubhouse with all its activities & amenities
- OVER \$35,000 recent upgrades
- 14'x16' Florida Room
- Taxes \$2,276 without Homestead
- "Ibis" open floor plan
- Built 2000
- 2,137 sq. ft. total living area



**RE/MAX**  
Realty Team

cell 239-823-3631

2326 Del Prado Blvd. S.  
Cape Coral, FL 33990

[mike-land@live.com](mailto:mike-land@live.com)

TOLL FREE 866-212-6227

[www.MikeLandatHeronsGlen.com](http://www.MikeLandatHeronsGlen.com)



**MIKE LAND**

**RE/MAX**  
**Realty Team**  
 cell 239-823-3631  
 2326 Del Prado Blvd. S.  
 Cape Coral, FL 33990  
 mike-land@live.com  
 TOLL FREE 866-212-6227  
 www.MikeLandatHeronsGlen.com **MIKE LAND**

**SRES**  
 Senior Real Estate Specialist  
 to offer  
 "Golden Guidance for your Golden Years."

**RE/MAX has more sales, listings, offices, agents & website hits than anybody! Did you know that RE/MAX buys 93% of all real estate national franchise advertising? Named top real estate franchise in the country.**

**Call MIKE LAND**

ANYTIME

**239.823.3631**

OR Toll Free

**1-866-212-6227**

This house is only 50% of what you buy in Herons Glen. The rest is the lifestyle, the many amenities and activities, the fun and friendships! Nestled along Route 41, the main artery in southwest Florida, and only 7 miles from interstate 75, this beautiful gated community where the residents own all the facilities is a peaceful haven with quick access to the restaurants, activities, culture, shopping, nightlife and beaches of Naples, Sarasota, Ft. Myers, Cape Coral, and Punta Gorda.

Visit my website:  
[www.MikeLandatHeronsGlen.com](http://www.MikeLandatHeronsGlen.com)  
 for more info flyers, photos, floorplans, etc.  
 on all my sale and **rental units**.



**Golf**

Annual membership \$3286 per couple (deduct \$1232 for single)

**Carrying Costs**

	Monthly
**Homeowners Association	\$ 144
**Recreation District	\$ 94
Recreational Amenities Bond	\$ 108

\*\*Fees include lawn irrigation, cutting & edging, basic cable TV & internet, 24 hour security at entry gate and night patrols, social membership, recreation/activities, 2 restaurants, heated pool/spa, card rooms, craft rooms, tennis courts, bocce, 54,000 ft. clubhouse, ballroom & stage with professional lighting and sound equipment, reserve funds, legal/accounting, 100 employees, Fitness Building, & 18 hole par 72 Championship golf course with practice facilities. Manned security at front gate 24/7 with security cameras, mobile night patrols

**ANNUAL TAXES**

What the current homeowner is paying for taxes may be misleading compared to what **you'll** pay, if they have owned the house for many years and are "homesteaded." **To find the approximate taxes you pay**, compute 90% of your purchase price (then deduct \$25,000.00 if you are going to be homesteaded) divided by 100, times 1.6 = approximate taxes. This is the same formula for every house in Lee County. This way **there will be no surprises!** The state of FL has promised taxcuts--we'll see.