

# 2170 Valparaiso Blvd.

N. Ft. Myers, FL Herons Glen



~~\$275,000~~

**LOWEST PRICED POOL HOME  
in Herons Glen!**

# \$250,000



*"On every home bought or sold through me, I will pay for a 1-year Home Warranty!"*

**RE/MAX**    
2326 Del Prado Blvd. S  
Cape Coral, FL 33990  
mikeyland@comcast.net  
cell: 239.823.3631

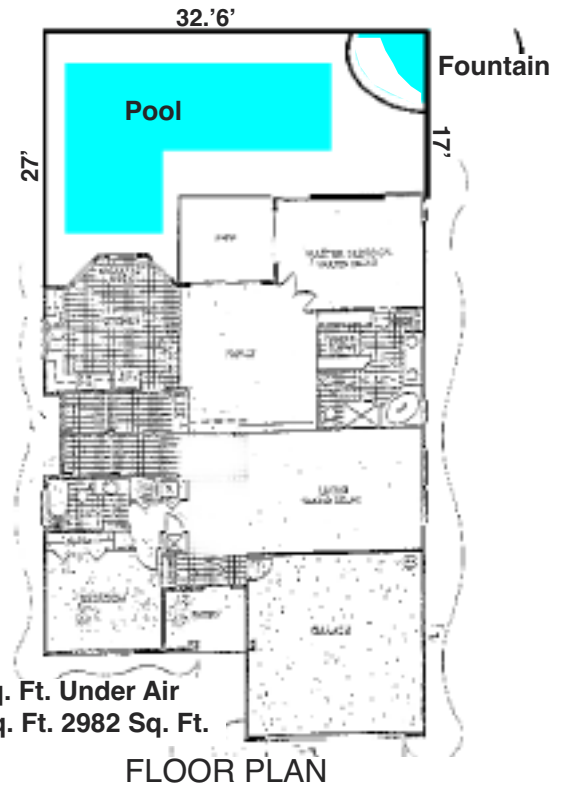
# Carrying Costs

	Monthly
**Homeowners Association	\$137
**Recreation District	\$119
Recreational Amenities Bond	\$108
* taxes (See below)	

\*\*Fees include lawn irrigation, cutting & edging, basic cable TV, 24 hour security at entry gate and night patrols, social membership, recreation/activities, restaurant, heated pool/spa, card rooms, billiards, ping-pong, craft rooms, tennis courts, bocce, ballroom and stage with professional lighting and sound equipment, reserve funds, legal/accounting, & 100 employees.

## Golf

Annual membership \$3286 (deduct \$1232 for single)  
 Never have to rent a cart--use your own--trail fees included. OR pay by the round. OR, if no play, no pay!



## FEATURES

- |  |  |
|--|--|
| 1-Open Floor Plan                              | 15-Garden Tub with Jets in Master Bathroom   |
| 2-Golf & Lake Views                            | 16-Seven Ceiling Fans  |
| 3-High Ceilings                                | 17-Large Lanai   |
| 4-Large L-Shaped Great Room                    | 18-L-Shaped Swimming Pool with Bench and Jets for your Back                              |
| 5-Dining Area                                  | 19-Pool is Solar Heated  |
| 6-2 Bedrooms                                   | 20-New Finish on Pool in 2007  |
| 7-Den (or Dining Room)                         | 21-Enclosed Lanai Room Creates a 4-Season Room with 4 Sliding Doors with Acrylic Inserts |
| 8-Pergo Flooring Throughout (25 Year Warranty) | 22-Screened-in Front Entry   |
| 9-Blinds at All Windows                        | 23-2 1/2 Car Garage  |
| 10-Large Kitchen                               | 24-Complete Hurricane Protection on All Doors and Windows and Garage Door                |
| 11-Corrian Countertops with Slideout Drawers   | 25-Over 25 Foot Elevation  |
| 12-Undermount Sink                             |  |
| 13-Appliances All Recent (except refrigerator) |  |
| 14-Reverse Osmosis for Pure Water              |  |

### \*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 \$50,000.00 if you are going to be homesteaded) divided by 100, times 1.6 = approximate taxes. This is the same formula for every house in Herons Glen and most of Lee County. This way **there will be no surprises!**

**ESTIMATED TAXES AT LIST PRICE:** \$3,243.00 without Homestead  
 \$2,916.00 with Homestead

Herons Glen is a gated championship golf and country club community with an endless offering of activities, including a 45,000 sq. ft. Mediterranean style clubhouse, state-of-the-art fitness center, two dining venues, lakeside resort-style pool, and spa, 6 lighted tennis courts, 3 cardrooms, 2 activity rooms, kiln for pottery & ceramics and tons of activities (Disneyland® for Adults!) Start enjoying the Florida lifestyle today!

The house is only 50% of what you buy in Herons Glen. The rest is the life style - 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, shopping, entertainment, nightlife and beaches, and hospitals of Naples, Sarasota, Ft. Myers, Punta Gorda, and Cape Coral.