

2620 Valparaiso

HERONS GLEN GOLF & COUNTRY CLUB • N. FT. MYERS, FL

BY APPOINTMENT ONLY SHORT NOTICE OK

\$269,900

RE/MAX



2326 Del Prado Blvd. S
Cape Coral, FL 33990

mike-land@live.com

TOLL FREE 866-212-6227

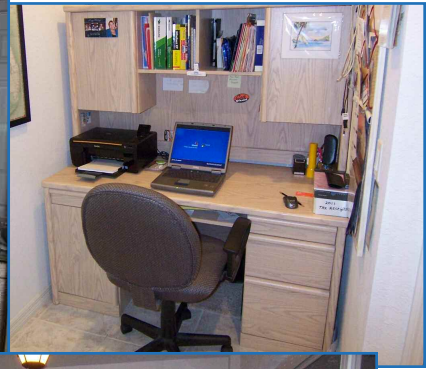
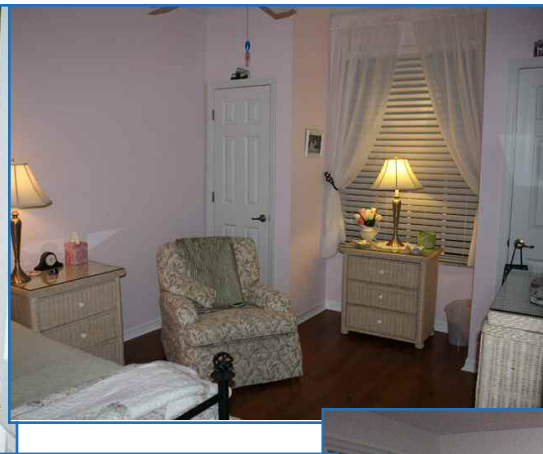
www.mikeatheronglen.com



MIKE LAND

3 BR+ 3 BA + Den/Family Rm, Living Rm, Dining Rm, Eat-in Cafe, Computer Nook, oversized Garage, 2108 sq.ft. under air, 3209 sq. ft. overall w/large L shaped Florida Rm. Southerly rear exposure, near Clubhouse w/nice view of Golf & Lake.





Call MIKE LAND ANYTIME
239.823.3631 OR Toll Free 1-866-212-6227

- Accredited Buyer's Representative

As a Seniors Real Estate Specialist (SRES) I am trained to help those over 55 with their housing needs. Let me help YOU.

- Resort & Second Home Specialist
- Short Sale & Foreclosure Resource

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|-----------------------------|----------|
| **Homeowners Association | \$158.00 |
| **Recreation District | \$123.00 |
| Recreational amenities bond | \$108.00 |

**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.

Golf

Annual membership \$3,397.30 Couple, \$2,124.24 Single
 NO trail fees or cart rental fees
 Unlimited use of practice facilities
 2 PGA pros

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MIKE LAND



Senior Real Estate Specialist
 to offer

"Golden Guidance for your Golden Years."

Visit my website:
www.mikelandatheronglen.com
 for more info flyers, photos, floorplans, etc.
 on all my sale and **rental units**.