

20810 Kaidon Lane

Herons Glen in N. Ft. Myers, FL

\$289,900

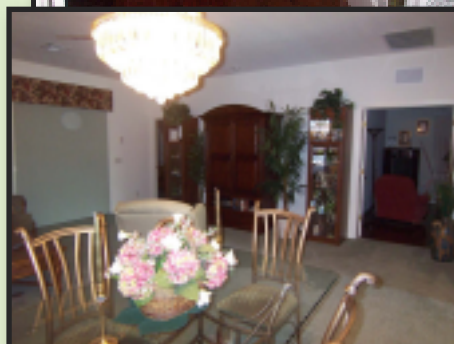
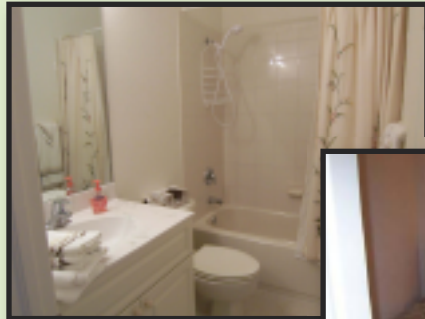
Including ALL CONTENTS
& GOLF CART

**MOST SPECTACULAR VIEW
IN HERONS GLEN
with a heated pool!**

Relax in the Pool by the Lake!

FEATURES

- 1- "Jasmine" with 2 BR + Den, 2 BA, 2 CG
- 2- Heated Pool
- 3- A-C-C-O-R-D-I-O-N Hurricane Shutters
- 4- Screened Front Porch
- 5- Intercom
- 6- Corian Counters
- 7- Raised Panel Cabinets
- 8- Leaded Glass Front Door
- 9- Electric Front Hurricane Shutters



"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



Senior Real Estate Specialist
to offer

"Golden Guidance for your Golden Years."

RESIDENT-OWNED AMENITIES

- 18 Hole Championship Golf Course, Driving Range, Practice Facilities
- 50,000 Sq. Ft. Clubhouse
- 2 Restaurants
- Resort Style **Lakeside Pool**
- Large Heated Spa
- 6 lighted tennis courts
- Fitness Building
- Shuffleboard, Bocce
- Craft & Painting Rooms, Card Rooms, Meeting Rooms, Billiards Room
- Gated Entry with 24/7 Security
- Ballroom with Large Stage
- *Much More*

Carrying Costs

Monthly

- **Homeowners Association \$137
- **Recreation District(amenities, upkeep) \$119
- * 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.

- Amenities Bond \$108.00**
- Fairways Sub-HOA fee per month \$98.00**
- Covers care of shrubs & flower beds**
- Exterior exterminating & fertilizing**
- Power washing & painting exterior when needed**

2009 Taxes \$4426.58, includes Amenities Bond & Waste Management

Hérons Glen is one of the very few gated championship golf course communities in southwest Florida where the **residents own & operate the amenities & common grounds**. We purchased them from the developer in 2000 & paid for them with a low interest bond from Lee Co. which requires every home to pay \$1,294/year to Lee Co. This allows us to set maintenance fees, golf charges, make the repairs we deem necessary, avoid expensive management companies & control our own destiny.

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!**

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.

All you Homesteaded owners: you can now transport your Save Our Home tax cap from your property to a new Florida property. Call me if you have any questions about how this works.



Built 2005
1538 Sq. Ft. Under Air
2955 Total Living Area

Golf

Annual membership \$3397.30 for a couple
 \$2,124.24 for a single
 Never have to rent a cart--use your own--trail fees included. OR pay by the round. OR, if no play, no pay!


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 mikeylnd@comcast.net
 cell: 239.823.3631

Call MIKE LAND
Cell: 239.823.3631
Toll Free 1.866.212.6227