

REALTOR Report

Residential REALTOR Report



General Information

List Price:	\$349,900	ML#	218023960
MLS#:	218023960	Status:	Incoming ()
Address:	3941 KENS WAY #1405 BONITA SPRINGS, FL 34134		
GEO Area:	BN02 - West of US41 South of Bonita Bay		
County:	Lee	Property Class:	Residential
Status Type:	Resale Property	Subdivision:	BONITA VILLAGE
List Price/Sqft:	\$298.04	Development:	BONITA VILLAGE
Property ID:	33-47-25-B4-03801.1405	DOM:	
Furnished:	Unfurnished	CDOM:	
Approx. Living Area:	1174 - Property Appraiser Office	Bedrooms:	2 Bed
Approx. Total Area:	1174 - Property Appraiser Office	Baths:	2 (2 0)
Building Design:	Mid Rise (4-7)	Year Built:	2007
Virtual Tour URL:			
Listing Broker:	DomainRealty.com LLC		

Detailed Property Information

ML# 218023960

Property Information:

Bonita Village is a highly sought-after resort community and very popular with seasonal renters, with flexible leasing availability, fantastic south Bonita Springs location, and complimentary Beach Shuttle. Amenities include a two story clubhouse with tropical verandahs on both floors, a state of the art fitness center with Cybex equipment, a billiards and game room and social room, media room with 60 inch HDTV and Internet Cafe with Wifi, and multiple pools and spas including beach entry resort-style pool featuring tropically landscaped center island and rock waterfall, Quiet Pool and Spa next to lake with water features, as well as social fire pit area, and Chickee cabana serving poolside drinks. Fantastic rental opportunity as well as perfect retirement paradise.

Ownership:

Condo

Lot Size:

Pets:

Limits

Cable:

Yes

Pets - Max. Weight:

0

Pets - Max. Number:

2

Pets - Other Limits:

22" at shoulder

Guest House L.A.:

Approx. Lot Size:

0x0x0x0 - Property Appraiser Office

Guest House Desc:

Gulf Access Type:

Windows:

Single Hung

Elementary School:

Exterior Finish:

Stucco

Middle School:

Community Type:

Gated

High School:

Flooring:

Carpet, Tile

Cooling:

Ceiling Fans, Central Electric

Kitchen:

Golf Type:

Split Bedrooms

View:

Pool/Club, Water Feature

Floor Plan Type:

Central Electric

Private Pool:

No

Private Spa:

No

Amenities:

BBQ - Picnic, Beach Access, Bike Storage, Billiards, Clubhouse, Community Pool, Community Room, Community Spa/Hot tub, Exercise Room, Extra Storage, Sidewalk, Streetlight, Trash Chute, Underground Utility

Bedroom:

Dining:

Breakfast Bar, Dining - Family

Equipment:

Auto Garage Door, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Range, Refrigerator/Icemaker, Security System, Self Cleaning Oven, Smoke Detector, Washer

Exterior Features:

None

Interior Features:

Cable Prewire, Custom Mirrors, Fire Sprinkler, Foyer, Smoke Detectors, Volume Ceiling, Walk-In Closet

Master Bath:

Dual Sinks, Shower Only

Additional Rooms:

Great Room, Laundry in Residence, Screened Lanai/Porch

Parking:

Road:

Restrictions: No RV, No Truck
Security:
Storm Protection: Impact Resistant Doors, Impact Resistant Windows

Unit/Bldg.Information

ML# 218023960

Building #: 4
Unit Floor: 4
Total Floors: 4
Units in Building: 18
Garage: Attached
Garage Spaces: 1
Carport:
Builder Product: No
Elevator: Common
Roof: Tile
Units in Complex: 80
Construction: Concrete Block
Building Descr:
Carport Spaces: 0

Lot Information

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Waterfront: No
Gulf Access: No
Canal Width: None
Rear Exposure: E
Sec/Town/Rng: 33/47/25
Legal Unit:
Subdivision #: B4
Zoning: TFC2
Legal Desc: RESIDENCES AT BONITA VILLAGE I DESC IN INST#2007-125014 BLDG 1 UNIT 1405
Waterfront Descri.: None
Boat/Dock Info: None
Water: Central
Sewer: Central
Irrigation: Central
Lot Description: Regular
Lot:
Block/Bldg:

Room Information

ML# 218023960

<u>Room Type</u>	<u>Room Dimensions</u>	<u>Room Type</u>	<u>Room Dimensions</u>	<u>Room Type</u>	<u>Room Dimensions</u>	<u>Room Type</u>	<u>Room Dimensions</u>
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Financial/Transaction Information

ML# 218023960

Total Tax Bill: \$4,434	HOA Description:
Tax Year: 2017	Association Mngmt Phone: 239-949-8634
Tax Desc: City And County	Recurring Fees:
Min. Days Of Lease: 7	HOA Fee: \$0
Num of Leases/Yr: 52	Master HOA Fee: \$0
Approval: Application Fee	Condo Fee: \$0
Management: Professional	Spec Assessment: \$0
Terms: Buyer Finance/Cash	Land Lease: \$0
Maintenance: Cable, Fidelity Bond, Insurance, Internet/WiFi Access, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Manager, Pest Control Exterior	Mandatory Club Fee: \$0
Special Info:	Rec. Lease Fee: \$0
Tax District Type: Community Development District	Total Annual Recurring Fees: \$0
Possession: At Closing	One Time Fees
Subject to FIRPTA: No	Mandatory Club Fee: \$0
	Land Lease: \$0
	Rec. Lease Fee: \$0
	Other Fee: \$0
	Spec Assessment: \$0
	Transfer Fee: \$250
	Application Fee: \$100
	Total One Time Fees: \$350

Office Information

ML# 218023960

Office Code: NDRC
Office Name: [DomainRealty.com LLC](http://DomainRealty.com)
Office Address: 9180 Galleria Court #200
Agent ID: N625639
Agent Name: [Marc J Comisar, PA](#)
Agent Phone: 239-287-5873

Office Ph: Naples FL, 34109
Office Fax: 239-301-4301
Board: Naples

Agent Fax:
Agent Email: marc@domainrealtygroup.com

Co-List Office Code: NDRC
Co-List Office Name: DomainRealty.com LLC

Co-List Agent ID: N625657
Co-List Agent Name: [Jesse McGreevy](mailto:Jesse.McGreevy)
Co-List Agent Phone: 239-898-5329
Co-List Agent Fax: 239-247-5139
Co-List Agent Email: jesse@domainrealtygroup.com

Settlement Agent Information

Name: Woods, Weidenmiller, Michetti & Rudnick, PLLC
Address: 9045 Strada Stell Court, Suite 400 Naples, FL 34109

Phone: 239.325.4070
Email: jrudnick@lawfirmnaples.com

Listing Information

Owner Name: Rajer A & Kathleen M Shah
Bonus Amount:
Auction: No
Foreclosed (REO): No
Potential Short Sale: No
Short Sale Comp:
Buyer Agent Comp: 3%
Trans Broker Comp: 3%
Non-Rep Comp: 3%

Appointment Req.: Yes
Appointment Phone: 800-746-9464
Variable Rate Comm.: Yes
Target Marketing: Yes
Listing on Internet: Yes
Address on Internet: Yes
Blogging: No
AVM: Yes

Joint Agency:

Contract Closing Date:

Listing Date:

Date Expiration:

Source Of Measurements:

Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com, Zillow Group

Showing Inst.: Click Showing Icon, Key Box - Supra iBox

Listing Type: Exclusive Right to Sell

Is there a sign on the property with Seller contact information: No

Contact Seller for showing: Yes

Listing Broker available on contract presentation and negotiations: Yes

Listing Broker will perform post contract services: Yes

Limited Service Listing: No

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Confidential Information

Please contact Jesse McGreevy for more information: 239.898.6072 - Jesse@DomainRealtyGroup.com - All offers are to be submitted with signed disclosure located in Supplements. Owner will not accept offer made on a NABOR contract; please use FAR/Bar contracts only. Unit will be tenant-occupied from April 28th to May 5th.

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Driving Directions

From S Tamiami Trail, head west on Bonita Beach Road SW and then turn right northbound Bonita Village Blvd.

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Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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