

This property information distributed by:

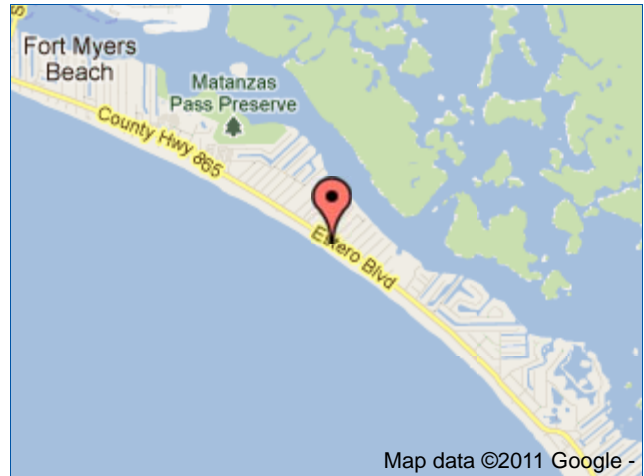
**Dominick P Tascher**  
**Phone:** 239-839-5688  
**Fax:** 866-458-2743  
 Dom@DominickTascher.com



**Keating Associates**  
 850 5th Avenue S Ste C  
 Naples, FL 34102-6606  
**Phone:** 239-262-6606  
**Fax:** 239-262-6607

▼ Primary Photo and Map

ML# 211522285



▼ General Property Information

ML# 211522285

<b>List Price:</b>	<b>\$2,475,000</b>	<b>Status:</b>	A-Active
<b>ML#:</b>	211522285	<b>Property Class:</b>	Residential
<b>Address:</b>	3900 ESTERO BLVD FORT MYERS BEACH, Florida 33931-2015	<b>Geo Area:</b>	FB03 - Gulf Beach Road to Avenida Pescadora
<b>County:</b>	Lee	<b>Subdivision:</b>	GULF ISLAND MANOR
<b>Status Type:</b>	Resale Property	<b>Development:</b>	GULF ISLAND MANOR
<b>List Price/SqFt:</b>	\$877.00	<b>Subdivision #:</b>	
<b>Property ID:</b>	29-46-24-W3-0050F.0010	<b>Furnished:</b>	Negotiable
<b>Lot:</b>	1	<b>Sec/Town/Rng:</b>	29/46/24
<b>Block/Bldg:</b>	50F	<b>Legal Unit:</b>	
<b>Zoning:</b>	RS-1		
<b>Virtual Tour URL:</b>	<a href="http://www.visualltour.com/shownp.asp?sk=13&amp;t=217727">http://www.visualltour.com/shownp.asp?sk=13&amp;t=217727</a>		
<b>Elementary School:</b>			
<b>Middle School:</b>			
<b>High School:</b>			
<b>Legal:</b>	GULF ISLAND MANOR BLK F PB 8 PG 68 LOTS 1 + 2		
<b>Listing Broker:</b>	Keating Associates		

▼ Detailed Property Information

ML# 211522285

**Property Information:**

Exceptional 2-story beach house on Fort Myers Beach with 150 ft of Gulf frontage! Rare double lot. Views extend from Naples to Sanibel Island. Perfectly well maintained this beach cottage is in excellent condition. Built in 1926 with thick South Carolina pinewood. Beautiful original hardwood floors. You can enjoy the views on the beach and the Gulf of Mexico from almost every room. First floor includes a living room and a separate dining room, a family room opening directly to a deck facing the Gulf. The den has been used as a fourth bedroom and offers wraparound windows to enjoy the view. The large staircase leads to three bedrooms. This property offers also a cute beach guesthouse with a screened lanai facing the Gulf and offering a bedroom, living room and a kitchen. A third building offers 3 garage spaces and storage shed. Large paved driveway. The air conditioning units are only 6 years old and the metal roof redone in 1994. Don't miss this rare opportunity!

<b>Bedrooms:</b>	4+Den	<b>Ownership Desc:</b>	Single Family	<b>Pets:</b>	No Approval Needed
<b>Baths:</b>	4 (0 half)	<b>Garage Spaces:</b>	3 - Detached	<b>Pets - Max. Weight:</b>	
<b>Rear Exp.:</b>	W	<b>Carpport Spaces:</b>	-	<b>Pets - Max. Number:</b>	
<b>Year Built:</b>	1926	<b>Units in Building:</b>		<b>Pets - Other Limits:</b>	
<b>Building #:</b>	50F	<b>Acres:</b>	0.64	<b>Units in Complex:</b>	
<b>Unit Floor:</b>	1	<b>Elevator:</b>	None	<b>Builder Product:</b>	No
<b>Total Floors:</b>	2	<b>Cable:</b>	Yes	<b>Approx. Lot Size:</b>	150x186x150x186
<b>Approx. Living Area:</b>	2,820	<b>Approx. Total Area:</b>	4,603	<b>Guest House:</b>	1 Bath, 1 Bedroom, Kitchen, Living Room
<b>Guest House L.A.:</b>	640				
<b>Building Design:</b>	Single Family	<b>Lot Desc.:</b>	Remarks, Oversize, Regular		
<b>Building Desc:</b>	Remarks, 2 Story	<b>Roof:</b>	Metal, Remarks		

<b>Cooling:</b>	Ceiling Fans, Central Electric, Remarks, Wall Unit	<b>Sewer:</b>	Central
<b>Construction:</b>	Wood Frame, Piling	<b>Water:</b>	Central
<b>Flooring:</b>	Carpet, Wood	<b>Windows:</b>	Single Hung, Sliding
<b>Heat:</b>	Central Electric	<b>Exterior Finish:</b>	Remarks, Wood Siding
<b>Irrigation:</b>	None	<b>Floor Plan Type:</b>	
<b>Kitchen:</b>		<b>Community Type:</b>	Boating, Other
<b>View:</b>	Gulf, Water	<b>Waterfront Desc.:</b>	Gulf, Remarks
<b>Private Pool:</b>	No -		
<b>Private Spa:</b>	No -		
<b>Amenities:</b>	Beach Access, Common Boat Dock, Remarks		
<b>Bedroom:</b>	Master BR Upstairs		
<b>Boat Access:</b>	Remarks		
<b>Dining:</b>	Dining - Living, Eat-in Kitchen		
<b>Equipment:</b>	Auto Garage Door, Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Treatment Owned		
<b>Exterior Features:</b>	Extra Building, Fence, Room for Pool, Storage		
<b>Interior Features:</b>	Cable Prewire, Closet Cabinets, Custom Mirrors, Fireplace, Window Coverings		
<b>Master Bath:</b>	Remarks		
<b>Parking:</b>	Circle Drive, Remarks, Driveway Paved		
<b>Rooms:</b>	Den - Study, Open Lanai/Porch, Laundry Room in Residence, Florida Room, Guest Bath		
<b>Restrictions:</b>	None		
<b>Security:</b>	Alarm Unmonitored		
<b>Storm Protection:</b>	None		
<b>Approximate Room Dimensions:</b>			
<b>Master BR:</b>	<b>5th BR:</b>	<b>Great Rm:</b>	<b>Garage:</b>
<b>2nd BR:</b>	<b>Living Rm:</b>	<b>Dining Rm:</b>	<b>Lanai:</b>
<b>3rd BR:</b>	<b>Den:</b>	<b>Kitchen:</b>	<b>Ceil Fans:</b> 8
<b>4th BR:</b>	<b>Family Rm:</b>	<b>Utility Rm:</b>	

The source of this real property information is the SunshineMLS, LLC copyrighted and proprietary database compilation. Copyright © 2002-2011 SunshineMLS, LLC. All rights reserved. This information including, but not limited to, any information about the size or area of lots, structures, or living space such as room dimensions, square footage calculations, or acreage is believed to be accurate, but is not warranted or guaranteed. This information should be independently verified before any person enters into a transaction based upon it.