FREQUENTLY ASKED QUESTIONS

Property Address: 20 Cosmopolitan Dr #4, Lehigh Acres, FL

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
$99	WATER	FGUA – Sunset Lake Lehigh Acres
$114	ELECTRIC	Lee County Electric Cooperative
$0	GAS	None
$60	PHONE/CABLE/INTERNET	Xfinity
$0	SECURITY	Windows & Doors Have Manual Sensors
$0	TRASH/RECYCLE	Paid by Condo Association
$0	POOL SERVICE	Paid by Condo Association
$0	LAWN SERVICE	Paid by Condo Association
$0	PEST CONTROL	Paid by Condo Association
$0	FLOOD INSURANCE	Paid by Condo Association
$600/yr	HOMEOWNERS INSURANCE	State Farm
$643	CONDO/HOMEOWNERS ASSOCIATION	My Town Communities

What does the Homeowner's Association fee include:
Community Pool; Community Spa/Hot Tub; Tennis Court; irrigation Water; Pest Control Exterior; Rec Facilities; Street Lights; Trash Removal; Lawn Service; Pickel Ball

Approximate date the following were NEW (Write "unknown" if unknown)
REFRIGERATOR: 2011
RANGE: 2011
DISHWASHER: 2011
MICROWAVE: 2011
WASHER/DRYER: Unknown
AIR CONDITIONER: 2026
WATER HEATER: 2023
SPRINKLER/PUMP: Condo Association
POOL PUMP: Condo Association
ROOF: 2022 Condo Association

>Flood Zone: X

>If there is boat access, what is the approximate depth of the shallowest point of the waterway? N/A

>Approximate Clearance of Bridge(s)? N/A

>Who was the home built by? Unknown

>Does the home have water softener? If yes, what type? No

Additional Features to Highlight (that may not be evident upon first glance):

- Pool/Clubhouse View
- Screened Lanai and Balcony
- Pet-friendly with approval/limits
- Low-rise condo community (less state restrictions)
- (2) Assigned Parking Spots (1) Carport
- Active Community with Tennis; Pool; Clubhouse

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