Martin Hawley
KW Florida Living
martin.hawley@kw.com
Ph: (239) 420-9027
http://www.teamhawley.com

Residential Customer Financial Report w/Photos



General Information ML# 2025015992

List Price:	$265,000		
MLS#:	2025015992	**Status:**	Active (10/22/25)
Address:	14635 PORTICO BLVD FORT MYERS, FL 33905		
GEO Area:	BU01 - Buckingham		
County:	Lee	**Property Class:**	Residential
Status Type:	Resale Property	**Subdivision:**	PORTICO
List Price/Sqft:	$130.41	**Development:**	PORTICO
Property ID:	34-43-26-L4-10000.5150	**Furnished:**	Unfurnished
Approx. Living Area:	2,032	**Bedrooms:**	4 Bed
Approx.Total Area:	2,452	**Baths:**	3 (3 0)
		Den/Flex:	No
Building Design:	Single Family	**Year Built:**	2023
Potential Short Sale:	Yes	**Foreclosed REO:**	No
Virtual Tour URL:	https://dl.dropboxusercontent.com/scl/fi/9lbh3mg2zuuls5p3sudvz/14635-Portico-Blvd-Fort-Myers-FL.mp4?rlkey=72pk4gas89b60hfjgyt1mhkjk&raw=1		

Detailed Property Information

ML# 2025015992

Property Information: Impeccably maintained and ready for effortless living, this home sits on a large lot with beautiful lake views in the desirable Portico community of Fort Myers. Impact-resistant windows throughout provide peace of mind, energy efficiency, and an abundance of natural light. The modern open floor plan offers a seamless flow between living, dining, and kitchen areas—perfect for both everyday living and entertaining. With no carpet anywhere in the home, enjoy a clean, contemporary feel and low-maintenance lifestyle. The expansive outdoor space is ideal for relaxing by the water or hosting guests, all in a prime location close to everything Southwest Florida has to offer. This move-in-ready home is not to be missed!

Ownership:	Single Family	**Pets:**	With Approval
Lot Size:	.18 (acres) / 7,937 (sqft)	**Pets - Max. Weight:**	
Cable:	Yes	**Pets - Max. Number:**	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		**Approx. Lot Size:**	68x135x48x130
Guest House Desc:	Screened Porch	**Gulf Access Type:**	
Elementary School:	SCHOOL CHOICE	**Windows:**	Impact Resistant, Sliding
Middle School:	SCHOOL CHOICE	**Exterior Finish:**	Stucco
High School:	SCHOOL CHOICE	**Community Type:**	Gated
Flooring:	Tile	**Golf Type:**	No Golf Available
Cooling:	Ceiling Fans, Central Electric	**Golf MembershipYN:**	No
Floor Plan Type:	Split Bedrooms	**Golf Membership Type:**	
Kitchen:	Island, Pantry	**Heating:**	Central Electric
Private Pool:	No	**Gas YN:**	No
Private Spa:	No	**Gas Description:**	

View: Lake, Landscaped Area, Pond

Amenities: Basketball, BBQ - Picnic, Bike And Jog Path, Bike Storage, Business Center, Cabana, Clubhouse, Community Park, Community Pool, Electric Vehicle Charging, Exercise Room, Fitness Center Attended, Internet Access, Lap Pool, Pickleball, Play Area, Sidewalk, Streetlight, Tennis Court, Underground Utility

Bedroom: First Floor Bedroom, Primary BR Ground, Primary BR Sitting Area

Dining: Breakfast Room, Dining - Living

Equipment: Auto Garage Door, Dishwasher, Disposal, Dryer, Freezer, Home Automation, Microwave, Range, Refrigerator/Icemaker, Security System, Smoke Detector, Washer

Exterior Features: Patio

Interior Features: Cable Prewire, Smoke Detectors

Master Bath: Dual Sinks, Shower Only

Additional Rooms: Screened Lanai/Porch

Parking: 2+ Spaces, Driveway Paved

Road: Paved Road, Public Road

Restrictions: Architectural, Deeded, No Commercial, No RV

Security: Gated

Storm Protection: Impact Resistant Windows

Unit/Bldg.Information

ML# 2025015992

Building #:		**Units in Complex:**	1	**Builder Product:**	No
Total Floors in Property:	1	**Building Style:**	1 Story/Ranch	**Builder Name:**	
Total Building Floors:	1	**Construction**	Concrete Block		
Unit Floor:	1	**Roof:**	Shingle		
Units in Building:	1	**Elevator:**	None		
Garage:	Attached	**Carport:**			
# Garage Spaces:	2	**# Carport Spaces:**	0		

Lot Information

ML# 2025015992

Waterfront:	Yes	**Waterfront Descrip.:**	Lake
Gulf Access:	No	**Boat/Dock Info:**	None
Canal Width:	None	**Water:**	Central
Rear Exposure:	NE	**Sewer:**	Central
Sec/Town/Rng:	34/43/26E	**Irrigation:**	Lake/Canal
Legal Unit:	5150	**Lot Description:**	Oversize
Subdivision #:		**Lot:**	5150
Zoning:	RPD	**Block/Bldg:**	34
Listing Broker:	KW Florida Living		
Legal Desc:	PORTICO PHASE IIIB		

Room Information

ML# 2025015992

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions

Financial/Transaction Information

ML# 2025015992

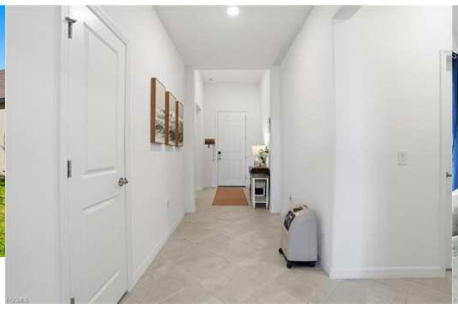
Total Tax Bill:	$5,421	**HOA Description:**	
Tax Year:	2024		
Tax Desc:	County Only	**Recurring Fees:**	
Tax District Type:	Community Development District	**HOA Fee:**	$0
Terms:	Buyer Finance/Cash, FHA, Seller Pays Title, VA	**Master HOA Fee:**	$568 Quarterly
Approval:	Application Fee, Buyer, Tenant	**Condo Fee:**	$0

Management:	Professional
Maintenance:	Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Manager, Rec Facilities, Security, Street Lights, Street Maintenance
Special Info:	Disclosures, Seller Disclosure Available
Num of Leases/Yr:	12
Min. Days Of Lease:	30

Spec Assessment:	$0
Other Fee:	$0
Land Lease:	$0
Annual Food & Beverage Minimum:	$0
Mandatory Club Fee:	$0
Rec. Lease Fee:	$260 Quarterly
Total Annual Recurring Fees:	$3,312

One Time Fees

Mandatory Club Fee:	$0
Land Lease:	$0
Rec. Lease Fee:	$0
Other Fee:	$0
Spec Assessment:	$0
Transfer Fee:	$0
Application Fee:	$0
Total One Time Fees:	$0









































Floor plan

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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