

FREQUENTLY ASKED QUESTIONS

Property Address: 4015 SE 20th PI #301, Cape Coral, FL

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
\$0	WATER	Included in Condo Fees
\$125	ELECTRIC	Lee County Electric Cooperative
\$0	GAS	None
\$0	PHONE/CABLE/INTERNET	Included in Condo Fees
\$0	SECURITY	None
\$0	TRASH/RECYCLE	Included in Condo Fees
\$0	POOL SERVICE	Included in Condo Fees
\$0	LAWN SERVICE	Included in Condo Fees
\$0	PEST CONTROL	Included in Condo Fees
\$0	FLOOD INSURANCE	Included in Condo Fees
	HOMEOWNERS INSURANCE	
\$3,274/qtr	CONDO/HOMEOWNERS ASSOCIATION	Optimum Property Management LLC

What does the Homeowner's Association fee include:

Assigned Under Building Parking, BBQ/Picnic Area, Bike & Jog Path, Sidewalks & Streetlights, Community Park (Jaycee Park, Community Pool, Dock, Extra Storage, Internet Access, Insurance, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Pest Control Exterior, Professional Management, Sewer, Trash Removal, Water

Approximate date the following were NEW (Write "unknown" if unknown)

REFRIGERATOR: 2010

RANGE: 2004

DISHWASHER: 2013

MICROWAVE: 2023

WASHER/DRYER: 2013 / 2013

AIR CONDITIONER: 2006

WATER HEATER: 2015

SPRINKLER/PUMP: Maintained by Condo

POOL PUMP: Maintained by Condo

ROOF: Maintained by Condo

>Flood Zone: AE

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

>Approximate Clearance of Bridge(s)? No Bridges

>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):

- Direct River Views with No-Bridge, Direct Gulf Access Boating
- Corner, Third-Floor End Unit – More Windows, Light, and Privacy
- Impact-Resistant Windows & Doors (2021) with Glass-Enclosed Lanai
- Jaycee Park – Amazingly Restored with Boardwalks, Bandshell, Splash Pad
- Rental Flexibility with No Age Restrictions

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