

25735 LAKE AMELIA WAY BONITA SPRINGS FL 34135
https://candiscarmichael.com



Welcome to this beautifully maintained first-floor condo in a secure gated community. Featuring two spacious bedrooms and two full bathrooms, this home is perfect for year-round living, a seasonal retreat, or an investment opportunity. Inside, you'll find a freshly painted with several other updates including new HVAC with 12 years transferable warranty (2026), new water [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1230 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRO6339908



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6339908>

Basics

Unit Number: 103

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 2 floors

Lot size, sq ft: 6932 sq ft

UnitNumber: 103

ListOfficeName: EXP REALTY LLC

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1230 sq ft

Year built: 2003

SubdivisionName: BERMUDA PARK

ListAOR: mfrmls

Location Details

Township: 47

Road Surface Type: Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile

Patio And Porch Features: Front Porch, Rear Porch

Parking Features: Reserved, Tandem

Carport Spaces: 1

Exterior Features: Hurricane Shutters, Lighting, Sidewalk, Sliding Doors, Tennis Court(s)

Utilities: Electricity Connected

Sewer: Public Sewer

Heating: Electric

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Pool Features: In Ground

Carport YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: BERMUDA PARK

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 22-47-25-B3-01612.0103

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities, Sewer, Trash, Water

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)

Association Fee Frequency: Quarterly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Pool, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$3,196

Tax Legal Description: BERMUDA PARK DESC IN OR 4149 PG 1442 PH 12 BLDG 12 UNIT 103

Tax Lot: 103

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen		First		
Living Room	12.09x16.7	First	16.7	12.09
Primary Bedroom	12.09x18	First	18	12.09
Bedroom 2	9.11x11.1	First	11.1	9.11
Dining Room	12.09x2.07	First	2.07	12.09
Den	12.3x8.08	First	8.08	12.3

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)

PoolFeatures: In Ground

Features: Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk, Sliding Doors, Tennis Court(s)

Utilities: Electricity Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Reserved, Tandem

Heating: Electric

Roof: Tile

Miscellaneous

Ownership: Condominium

Occupant Type:
Owner

Showing Requirements: Appointment Only, Combination Lock Box, See Remarks, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE