

Cross Property Customer Financial Report w/Photos

Residential Customer Financial Report w/Photos



General Information			ML# 226017658
List Price:	$439,900		
MLS#:	226017658	**Status:**	Active (05/01/26)
Address:	22748 ISLAND PINES WAY #302 FORT MYERS BEACH, FL 33931		
GEO Area:	FB05 - S.Bdry of Fairview Isles to Big Carlos Pass		
County:	Lee	**Property Class:**	Residential
Status Type:	Resale Property	**Subdivision:**	CAPTAINS BAY SOUTH
List Price/Sqft:	$355.04	**Development:**	CAPTAINS BAY
Property ID:	03-47-24-W1-06901.3020	**Furnished:**	Turnkey
Approx. Living Area:	1,239	**Bedrooms:**	3 Bed
Approx.Total Area:	1,239	**Baths:**	2 (2 0)
		Den/Flex:	
Building Design:	Mid Rise (4-7)	**Year Built:**	1995
Potential Short Sale:	No	**Foreclosed REO:**	No
Virtual Tour URL:	https://drive.google.com/file/d/1Oz2Dro0dLsH__sy-Pgi76OdXK6ytpUbH/view?usp=sharing		

Detailed Property Information ML# 226017658

Property Information: Captains Bay South on Fort Myers Beach offers a lovely 3-bedroom, 2-bath, third-floor condominium with two lanais — one perfect for morning coffee and another ideal for sunset relaxation. This furnished, turnkey residence features granite countertops throughout and has never been rented. With plenty of room for guests both indoors and outdoors, this condo offers excellent value. It is currently priced lower on a cost-per-square-foot basis than any other Captains Bay condo for sale and is even priced lower than many 2-bedroom options. The location is exceptionally convenient: approximately 2 minutes to the beach and 2 minutes to Santini Plaza, where you will find restaurants, coffee and dessert shops, shopping, and a nearby pharmacy. Across the street, a future beach pub is planned — a natural gathering spot for owners, guests, and neighbors. A spacious, turnkey Fort Myers Beach condo with location, value, and lifestyle appeal.

Ownership:	Condo	**Pets:**	With Approval
Lot Size:	.11 (acres) / 4,783 (sqft)	**Pets - Max. Weight:**	
Cable:	Yes	**Pets - Max. Number:**	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		**Approx. Lot Size:**	xxx
Guest House Desc:		**Gulf Access Type:**	
Elementary School:		**Windows:**	Arched, Impact Resistant
Middle School:		**Exterior Finish:**	Stucco
High School:		**Community Type:**	Non-Gated, Tennis
Flooring:	Carpet, Tile, Wood	**Golf Type:**	No Golf Available
Cooling:	Ceiling Fans, Central Electric	**Golf MembershipYN:**	No
Floor Plan Type:	Other	**Golf Membership Type:**	
Kitchen:	Pantry	**Heating:**	Central Electric
Private Pool:	No	**Gas YN:**	No
Private Spa:	No	**Gas Description:**	

View: Canal, Parking Lot, Partial Bay, Partial Gulf, Tennis Courts
Amenities: Bike And Jog Path, Internet Access, See Remarks, Tennis Court
Bedroom: Split Bedrooms
Dining: Other
Equipment: Cooktop - Electric, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator/Freezer, Smoke Detector, Washer
Exterior Features: Decorative Shutters, Private Road, Sprinkler Auto, Tennis Court
Interior Features: Cable Prewire, Internet Available, Pantry, Smoke Detectors
Master Bath: Dual Sinks, Remarks, Shower Only
Additional Rooms: Balcony, Laundry in Residence, Open Lanai/Porch, Screened Lanai/Porch
Parking: 1 Assigned, Covered, Driveway Paved, Under Bldg Open
Road: Access Road, Private Road
Restrictions: Deeded, No RV
Security: Entry Keypad, Lobby
Storm Protection: Impact Resistant Doors, Impact Resistant Windows, Shutters - Manual

Unit/Bldg.Information ML# 226017658

Building #:		**Units in Complex:**	75	**Builder Product:**	No
Total Floors in Property:	5	**Building Style:**	See Remarks	**Builder Name:**	
Total Building Floors:	5	**Construction**	Concrete Block		
Unit Floor:	3	**Roof:**	Built-Up or Flat		
Units in Building:	15	**Elevator:**	Common		
Garage:	Attached	**Carport:**	Attached		
# Garage Spaces:	1	**# Carport Spaces:**	1		

Lot Information ML# 226017658

Waterfront:	No	**Waterfront Descrip.:**	None
Gulf Access:	No	**Boat/Dock Info:**	None
Canal Width:	None	**Water:**	Central
Rear Exposure:	E	**Sewer:**	Central
Sec/Town/Rng:	03/47/24E	**Irrigation:**	Central
Legal Unit:	0	**Lot Description:**	Across From Beach Access, Irregular Shape
Subdivision #:	W1	**Lot:**	302
Zoning:	CT	**Block/Bldg:**	6901
Listing Broker:	Realty One Group MVP		
Legal Desc:	CAPTAIN'S BAY SOUTH CONDO DESC OR 2576 PG 1724 PHASE III BLDG 1 UNIT 302		

Room Information ML# 226017658

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

Financial/Transaction Information ML# 226017658

Total Tax Bill:	$5,615	**HOA Description:**	Mandatory
Tax Year:	2025		
Tax Desc:	County Only, No Homestead	**Recurring Fees:**	
		HOA Fee:	$0

Tax District Type:	Municipal Service Tax Unit
Terms:	Buyer Finance/Cash, Seller Pays Title
Approval:	Application Fee, Buyer
Management:	Professional
Maintenance:	Fidelity Bond, Insurance, Lawn/Land Maintenance, Legal/Accounting, Manager, Pest Control Exterior, Reserve, Sewer, Water
Special Info:	Disclosures, Seller Disclosure Available, Title Insurance Provided
Num of Leases/Yr:	26
Min. Days Of Lease:	14

Master HOA Fee:	$0
Condo Fee:	$1,001 Monthly
Spec Assessment:	$0
Other Fee:	$0
Land Lease:	$0
Annual Food & Beverage Minimum:	$0
Mandatory Club Fee:	$0
Rec. Lease Fee:	$0
Total Annual Recurring Fees:	$12,012

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:	$150
Total One Time Fees:	$150



Image quality insufficient for description



Captain's Bay South directional signage featuring white and blue detailing with a prominent sun graphic



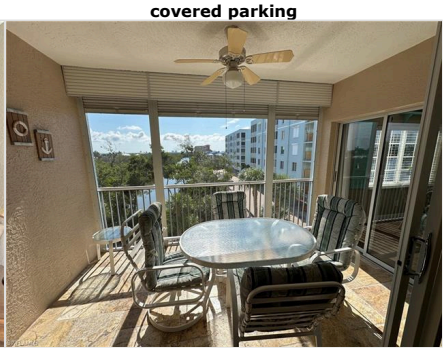
Multi-story residential building featuring a light blue exterior, multiple balconies, arched windows with white shutters, and ground-level covered parking



Spacious living area featuring wood-finish flooring, a ceiling fan, and access to an outdoor patio with white railings



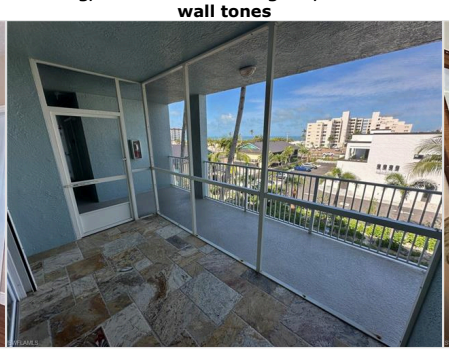
Open-concept living area featuring wood-finish flooring, a decorative ceiling fan, and neutral wall tones



Morning Lanai with water view



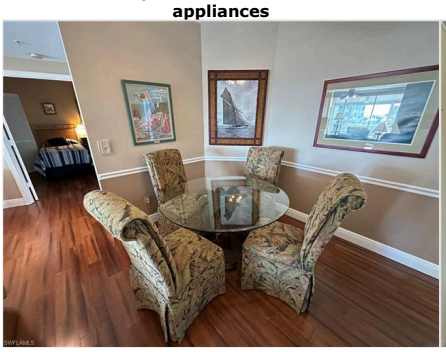
Kitchen featuring wood-finish flooring, light-toned cabinetry, stainless steel sink, granite countertops, and a full suite of white appliances



Sunset Lanai



Seating For 7 at Dining area and kitchen areas. Featuring wood-finish flooring, a chair rail, and an arched doorway







Wood-finish flooring throughout



Bedroom featuring wood-finish flooring, recessed lighting, and a ceiling fan

Spacious room featuring wood-finish flooring, a ceiling fan, and a large window with horizontal blinds

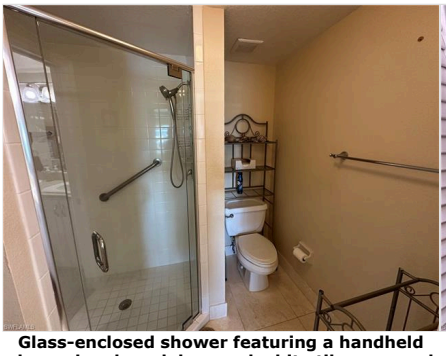


Dual vanity with white cabinetry, polished chrome fixtures, and a spacious countertop

Spacious bedroom featuring wood-finish flooring, recessed lighting, a ceiling fan, and a wide window with horizontal blinds



Dual vanity with integrated sinks and white cabinetry, complemented by dark wood-finish flooring



Glass-enclosed shower featuring a handheld showerhead, grab bar, and white tile surround



Master Bedroom Walk-in closet



Room featuring wood-finish flooring and a ceiling fan



Guest Bedroom #2





Guest Bedroom #2. Access to Morning Lanai



Bathroom featuring a glass-enclosed shower, single vanity with integrated sink, stone-finish countertop, and decorative wall lighting



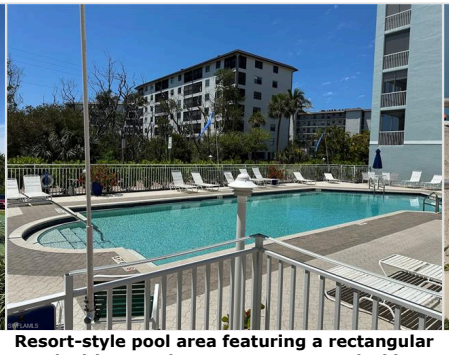
Guest Bedroom Walk-in closet



Under-building parking and secure storage



Tennis courts with perimeter fencing, a concrete light pole, and a distant two-story building featuring multiple balconies



Resort-style pool area featuring a rectangular pool with curved entry steps, paver decking, and a surrounding white metal fence



Coming Soon - Bert's Beach Bar - 100 steps away!



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Santini Marina Plaza: Only a 2 min bike ride!



Commercial storefront featuring prominent signage, a metal roof, and a vibrant blue stucco facade



SWEET LICKS



SWEET LICKS



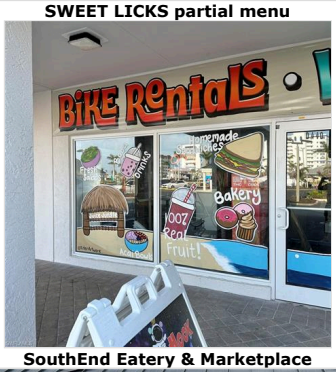
SWEET LICKS partial menu



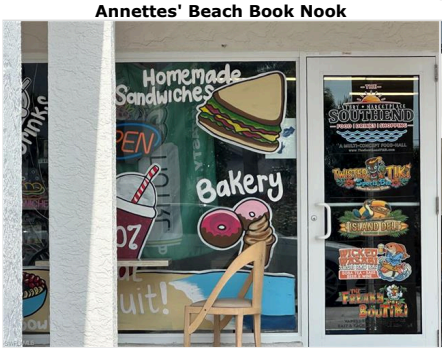
Annettes' Beach Book Nook



The Islander



SouthEnd Eatery & Marketplace



SouthEnd Eatery & Marketplace



Legno Italian Kitchen



Coffee Shop Now Open









Weekly Farmers Market



Weekly Farmers Market



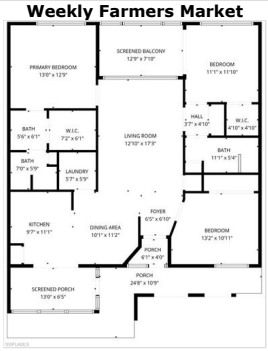
Weekly Farmers Market



Weekly Farmers Market



Weekly Farmers Market



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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