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Residential Customer Financial Report w/Photos



General Information		ML# 2026028529
List Price:	\$530,000	Status: Active (07/09/26)
MLS#:	2026028529	
Address:	17040 SERENGETI CIR ALVA, FL 33920	
GEO Area:	AL01 - Alva	Property Class: Residential Subdivision: SERENGETI Development: SERENGETI Furnished: Unfurnished Bedrooms: 3+Den Baths: 3 (3 0) Den/Flex: Yes Year Built: 2023 Foreclosed REO: No
County:	Lee	
Status Type:	Resale Property	
List Price/Sqft:	\$200.00	
Property ID:	24-43-26-05-00000.0050	
Approx. Living Area:	2,650	
Approx.Total Area:	3,267	
Building Design:	Single Family	
Potential Short Sale:	No	
Virtual Tour URL:	https://dl.dropboxusercontent.com/scl/fi/tlw658qb2t86jgt5gwmc/17040-Serengeti-Cir-Alva-FL-33920-USA-UNBRANDED-HORIZONTAL.mp4?rlkey=kt4x7an4ckihrzpnqb41y4xm4&raw=1	

Detailed Property Information

Property Information:		ML# 2026028529
NEARLY 1 ACRE • 2023 BUILT • 3-CAR GARAGE • LAKEFRONT • IMPACT GLASS • GENERATOR • GATED COMMUNITY! Looking for a newer Florida home without sacrificing space, privacy or a big backyard? This beautifully designed 3-bedroom + den, 3-bath home offers 2,650 sq. ft. of living space on an oversized .96-acre lakefront lot in the gated Serengeti community. Inside, the open-concept design features tray and volume ceilings, a spacious great room and a stylish kitchen with an oversized island, abundant cabinetry, stainless steel appliances and pantry. The primary suite opens to the lanai and features dual vanities, a large tiled walk-in shower and walk-in closet. Outside, the expansive screened lanai overlooks the lake and enormous backyard with plenty of room to create your dream pool and outdoor living area. Additional highlights include a 3-car garage, impact-resistant windows and doors, whole-home generator, owned water treatment system and nearly 42,000 sq. ft. of property. Enjoy newer construction, room to spread out and peaceful lake views—all in a small gated community of just 26 homes.		
Ownership:	Single Family	Pets: No Approval Needed
Lot Size:	.96 (acres) / 41,887 (sqft)	
Cable:	Yes	
Guest House L.A.:		Pets - Max. Weight: Pets - Max. Number: Pets - Breed Limits: Pets - Other Limits: Approx. Lot Size: 147x333x146x333 Gulf Access Type: Windows: Impact Resistant Exterior Finish: Stucco Community Type: Gated Golf Type: No Golf Available Golf Membership YN: No Golf Membership Type: Heating: Central Electric Gas YN: No Gas Description:
Guest House Desc:		
Elementary School:	SCHOOL CHOICE	
Middle School:	SCHOOL CHOICE	System, Smoke Detector, Wall Oven, Washer, Washer/Dryer Hookup, Water Treatment Owned Room for Pool, Sprinkler Manual Cable Prewire, Foyer, French Doors, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Tray Ceiling, Volume Ceiling, Walk-In Closet, Window Coverings Dual Sinks, Shower Only Den - Study, Guest Bath, Guest Room, Laundry in Residence, Screened Lanai/Porch 2+ Spaces, Driveway Paved Paved Road, Private Road Deeded Entry Keypad, Gated, Sec. Sys Owned Priva Impact Resistant Doors, Impact Resistant Windows
High School:	SCHOOL CHOICE	
Flooring:	Tile	
Cooling:	Ceiling Fans, Central Electric	
Floor Plan Type:	Split Bedrooms	
Kitchen:	Island, Pantry	
Private Pool:	No	
Private Spa:	No	
View:	Lake, Landscaped Area	
Amenities:	Underground Utility	
Bedroom:	Split Bedrooms	
Dining:	Dining - Living	
Equipment:	Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Dryer, Generator, Microwave, Range, Refrigerator, Refrigerator/Freezer, Security	
Exterior Features:	Room for Pool, Sprinkler Manual	
Interior Features:	Cable Prewire, Foyer, French Doors, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Tray Ceiling, Volume Ceiling, Walk-In Closet, Window Coverings	
Master Bath:	Dual Sinks, Shower Only	
Additional Rooms:	Den - Study, Guest Bath, Guest Room, Laundry in Residence, Screened Lanai/Porch	
Parking:	2+ Spaces, Driveway Paved	
Road:	Paved Road, Private Road	
Restrictions:	Deeded	
Security:	Entry Keypad, Gated, Sec. Sys Owned Priva	
Storm Protection:	Impact Resistant Doors, Impact Resistant Windows	

Unit/Bldg.Information		ML# 2026028529
Building #:		Builder Product: No Builder Name:
Total Floors in Property:	1	
Total Building Floors:	1	
Unit Floor:	1	Units in Complex: 26 Building Style: 1 Story/Ranch Construction Concrete Block Roof: Tile Elevator: None Carport: # Carport Spaces: 0
Units in Building:	1	
Garage:	Attached	
# Garage Spaces:	3	

Lot Information		ML# 2026028529
Waterfront:	Yes	Waterfront Descrip.: Lake Boat/Dock Info: None Water: Filter, Softener, Well Sewer: Septic Irrigation: Well Lot Description: Oversize Lot: 5 Block/Bldg:
Gulf Access:	No	
Canal Width:	None	
Rear Exposure:	W	
Sec/Town/Rng:	24/43/26E	
Legal Unit:	0	
Subdivision #:	05	
Zoning:	AG-2	
Listing Broker:	KW Florida Living	
Legal Desc:	SERENGETI DESC IN PB 82 PGS 27-29 LOT 5	

Room Information							ML# 2026028529
Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
Den	7 x 9	Den	11 x 12	Utility Room	8 x 12	Garage	28 x 21
Dining Room	12 x 10	Kitchen	11 x 22	Living Room	23 x 22	Bedroom	11 x 12
Bedroom	11 x 13	Primary Bedroom	13 x 18				

Financial/Transaction Information	ML# 2026028529
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Total Tax Bill: \$5,875
Tax Year: 2024
Tax Desc: City And County, Homestead
Tax District Type: Municipal Service Tax Development
Terms: Buyer Finance/Cash, FHA, VA
Approval: Application Fee, Buyer
Management: Professional
Maintenance: Lawn/Land Maintenance, Legal/Accounting, Manager, Security
Special Info: Deed Restrictions, Elevation Certificate, Seller Disclosure Available
Num of Leases/Yr: 2
Min. Days Of Lease: 180

HOA Description: Mandatory
Recurring Fees:
HOA Fee: \$250 Monthly
Master HOA Fee: \$0
Condo Fee: \$0
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: \$3,000
One Time Fees
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$3,000
Application Fee: \$100
Total One Time Fees: \$3,100



Artist's Rendering. Image is for illustrative purposes only and depicts a possible future backyard design. Swimming pool, outdoor kitchen, fire pit, landscaping, furnishings, lighting, and other features shown do not currently exist and are not included in the sale of the property. Buyers should verify all existing property features independently.







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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