

12170 Kelly Sands Way #717

Terrace VII at Kelly Greens Golf & Country Club · Fort Myers, FL 33908

MLS# 2026039860 · Listed 23 September 2026 · \$169,000 · \$158 per sq ft

THE UNIT

Bedrooms	2
Full baths	2
Living area	1,069 sq ft
Screened lanai	20 x 7
Year built	1989
Floor	2nd of 3, interior
Floor plan	Split bedrooms
Primary bath	Shower only
Flooring	Luxury vinyl plank
Furnished	Unfurnished
Rear exposure	East, golf to lake

ROOMS

Primary bedroom	11 x 12
Bedroom 2	11 x 9
Living room	14 x 13
Dining room	17 x 8
Kitchen	10 x 16
Lanai	20 x 7

BUILDING

Construction	Concrete block, stucco
Roof	Tile
Windows	Single hung, sliding
Storm protection	Shutters, screens, fabric
Elevator	Common
Units in building	30
Units in complex	939
Parking	1 assigned, covered
Cooling	Central electric, fans
Heating	Central electric
Water / sewer	Central
Irrigation	Reclaimed

FEES AND ASSOCIATION

Master association	\$2,059 / quarter
Terrace VII condo fee	\$1,750 / quarter
Total annual fees	\$15,236
Transfer fee	\$7,250 at closing
Application fee	\$0
Special assessment	None levied
Golf	Bundled, mandatory
Management	Professional
Approval	Application and buyer

RULES

Leases per year	4
Minimum lease	30 days
Pets	1 pet, up to 40 lb
Restrictions	Deeded, no commercial, no RV
Age restricted	No
Security	Gated, staffed entrance

TAXES, FLOOD, SCHOOLS

2025 tax bill	\$2,077.24
Homestead	No exemption, 2025 roll
FEMA flood zone	AE, BFE 11 ft
Building flood cover	Paid by the association
STRAP	01-46-23-18-00007.7170
Elementary	School choice, ES Zone O
Middle	School choice, MS Zone MM
High	School choice, HS South Zone 1

INCLUDED IN THE SALE

Appliances	Refrigerator 2025, range, dishwasher, microwave, disposal
Laundry	Washer 2017, dryer
Other	Fans, smoke detectors, window coverings