

FREQUENTLY ASKED QUESTIONS

Property Address: 12170 Kelly Sands Way #717, Fort Myers, FL

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
\$0	WATER	Included in Condo Fees
\$120	ELECTRIC	Florida Power & Light
\$0	GAS	N/A
\$0	PHONE/CABLE/INTERNET	Included in Condo Fees
\$0	SECURITY	Included in Condo Fees
\$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
\$686	HOMEOWNERS ASSOCIATION	KELLY GREEN GOLF & COUNTRY CLUB
\$425	CONDO ASSOCIATION	TERRACE VII CONDO ASSOCIATION

What does the Homeowner's Association fee include:

Bundled Golf, Clubhouse, Exercise Room, Fitness Center Attended, Golf Course, Internet Access, Private Membership, Putting Green, Restaurant, Sauna, Cable, Golf Course, Insurance, Internet/WiFi Access, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Pest Control Exterior, Rec Facilities, Street Lights, Trash Removal, Water

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

REFRIGERATOR: 2025

RANGE: 1989

DISHWASHER: 1989

MICROWAVE: 1999

WASHER/DRYER: 2017/1989

AIR CONDITIONER: UNKNOWN

WATER HEATER: UNKNOWN

SPRINKLER/PUMP: Condo Maintains

POOL PUMP: Condo Maintains

ROOF: Condo Maintains

>Flood Zone: AE

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

>Approximate Clearance of Bridge(s)? N/A

>Who was the home built by? Unknown

>Does the home have water softener? If yes, what type? No

National Flood Hazard Layer FIRMMette



81°57'35"W 26°30'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/16/2026 at 10:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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Basemap Imagery Source: USGS National Map 2023