

## Residential Income Customer Report



### General Information

**List Price:** \$379,900  
**MLS#:** 2026005276  
**Address:** 4733-4735 30TH ST SW  
LEHIGH ACRES, FL 33973  
**County:** Lee  
**Status Type:** Resale Property  
**Unit Tot Sqft/List \$:**  
**Tot Apprx. Liv Area:** 2,362  
**Property ID:** 05-45-26-04-00021.0090  
**Lot:** 9  
**Block/Bldg:**  
**Zoning:** RM-2  
**Potential Short Sale:** No  
**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/fqcmis/2026005276>

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**Status:** Active (02/03/26)  
**Property Class:** Residential Income  
**GEO Area:** LA05 - West Lehigh Acres  
**Subdivision:** LEHIGH ACRES  
**Development:** LEHIGH ACRES

**Sec/Town/Rng:** 05/45/26E  
**Legal Unit:** 84  
**Building Design:** Duplex  
**Year Built:** 2006  
**Foreclosed REO:** No

### Detailed Property Information

**Property Information:** Investor's Dream! This well-maintained duplex is a rare find, offering strong cash flow and long-term stability. Each spacious unit features 3 bedrooms, 2 baths, vaulted ceilings, open-concept living, tile flooring throughout, Dryer/laundry hookup. Tenants also enjoy screened porches and a play area in the backyard. Recent upgrades deliver peace of mind: new roof (2023), updated kitchen appliances, and fresh interior paint in both units. Enjoy year-round comfort with central A/C, plus everyday conveniences like a dishwasher, refrigerator, and a walk-in closet. Perfectly located just minutes from Highway 82 and Gateway High School, you'll love being at the heart of Lehigh Acres living—close to schools, shops, and everything you need. Don't miss out on this fantastic leasing opportunity! Schedule a showing today and make this beautiful duplex your next home.

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<b>Private Pool:</b>	No	<b>Total Buildings:</b>	
<b>Private Spa:</b>	No	<b>Cable:</b>	No
<b>Building Style:</b>	Duplex	<b>Elevator:</b>	None
<b>Units In Building:</b>	2	<b>Approx. Lot Size:</b>	100x124x100x124
<b>Amenities:</b>	Play Area, Streetlight	<b>Community Ty:</b>	No Subdivision, Non-Gated
<b>Boat Access:</b>	None	<b>Golf Type:</b>	No Golf Available
<b>Cooling:</b>	Central Electric	<b>Exterior Finish:</b>	Stucco
<b>Heat:</b>	Central Electric	<b>Exterior Features:</b>	Other
<b>Gas YN:</b>	No	<b>Sewer:</b>	Septic
<b>Gas Description:</b>		<b>Water:</b>	Well
<b>Construction:</b>	Concrete Block	<b>Windows:</b>	Single Hung
<b>Flooring:</b>	Tile	<b>Waterfront Desc.:</b>	None
<b>Irrigation:</b>	Well		
<b>Lot Desc.:</b>	Regular		
<b>Road:</b>			
<b>Roof:</b>	Shingle		
<b>Tenant Pays:</b>	Application Fee, Cleaning Fee, Credit Application, Full Electric, Internet Access, Lawn Care, Lawn Service, Pest Control, Water System Maint		
<b>Listing Broker:</b>	Sharma & Sharma Realty Inc		

### Unit Information

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<u>Bedrooms</u>	<u>Full Baths</u>	<u>Half Baths</u>	<u>Approx Living Area</u>	<u>Garage Space</u>	<u>Carport Spaces</u>	<u>Furnished</u>	<u>Efficiency</u>	<u>Monthly Gross Inc</u>	<u>Parking</u>
3 Bed	2	0	1,181	2	0	Unfurnished	No	\$0	2 Unassigned, Unde

**Equip Incl:** Cooktop, Dishwasher, Refrigerator, Refrigerator/Ice, Smoke Detector, Washer/Dryer Hookup

**Rooms:** Great Room, Laundry in Residence, Screened Lanai/Porch

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**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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