FREQUENTLY ASKED QUESTIONS

Property Address: 9483 Isla Bella Cir, Bonita Springs, FL

How much is your average bill (approx.)?

AMOUNT PER MONTH	SERVICE	COMPANY
$0	WATER	Included in HOA
$140	ELECTRIC	Florida Power & Light
$0	GAS	None
$49	PHONE/CABLE/INTERNET	Xfinity
$0	SECURITY	Gate Security Included in HOA
$0	TRASH/RECYCLE	Included in HOA
$0	POOL SERVICE	Included in HOA
$0	LAWN SERVICE	Included in HOA
$35	PEST CONTROL	Hughes Pest Control
$0	FLOOD INSURANCE	Flood Zone X – See MLS Supplements
$2,327/yr	HOMEOWNERS INSURANCE	Cabrillo Coastal
$510	CONDO/HOMEOWNERS ASSOCIATION	Bonita Isles HOA

What does the Homeowner's Association fee include:
BBQ-Picnic, Cabana, Tennis Court, Clubhouse, Community Pool, Exercise Room, Pickleball, Play Area, Water, Rec Facilities, Reserve, Sewer, Sidewalks, Street Lights, Street Maintenance, Trash Removal, Lawn/Land Maintenance, Legal/Accounting, Manager, Pest Control Exterior, Underground Utilities

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

REFRIGERATOR: 2026
RANGE: 2026
DISHWASHER: 2026
MICROWAVE: 2026
WASHER/DRYER: 2014
AIR CONDITIONER: 2014
WATER HEATER: 2026
SPRINKLER/PUMP: Unknown
POOL PUMP: n/a
ROOF: 2014

>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

Additional Features to Highlight (that may not be evident upon first glance):

- Three bedrooms and a separate den give this home an exceptional amount of room.
- Recertified FEMA LOMA – Flood Zone X & Impact Glass & Doors on Every Opening – Safety!
- 11'4" Ceilings are truly amazing!
- Privacy Included: Home sits on a quiet, wooded preserve.
- Home Warranty Included with this Purchase!