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Residential Customer Financial Report w/Photos



General Information		ML# 2026011868
List Price:	\$576,750	
MLS#:	2026011868	
Address:	7146 ESTERO BLVD #PH14 FORT MYERS BEACH, FL 33931	Status: Active (03/25/26)
GEO Area:	FB05 - S.Bdry of Fairview Isles to Big Carlos Pass	
County:	Lee	Property Class: Residential
Status Type:	Resale Property	Subdivision: CRECIENTE
List Price/Sqft:	\$460.66	Development: CRECIENTE
Property ID:	03-47-24-W1-025PH.1400	Furnished: Turnkey
Approx. Living Area:	1,252	Bedrooms: 2 Bed
Approx.Total Area:	1,252	Baths: 2 (2 0)
		Den/Flex: No
Building Design:	High Rise (8+)	Year Built: 1975
Potential Short Sale:	No	Foreclosed REO: No
Virtual Tour URL:	https://dl.dropboxusercontent.com/sc/fi/o419pmbgmdfsra093se3u/Cinematic-UB-7146-Estero-Blvd-ph-14-Fort-Myers-Beach-FL-33931-USA.mp4?rlkey=7f1helN5wm8dtf20xxtp3ebwr&raw=1	

Detailed Property Information

Property Information:		ML# 2026011868
Ninth-floor Gulf-front penthouse with nothing between your balcony and the beach. Penthouse 14 is a 2-bedroom, 2-bath residence in Creciente's north tower where the living area and both bedrooms open to a 26-foot screened balcony overlooking the Gulf and pool. Sunset becomes a nightly event here. Offered turnkey with a deeded parking space in the secured garage, this residence is ready for full-time living, a seasonal escape, or an income-producing property from the day of closing. Rentals are permitted up to 12 times per year with a 30-day minimum. Just as important is what has already been completed. New roofs were installed on all three buildings in 2023, followed by a comprehensive structural concrete restoration and balcony waterproofing project completed in 2025. The engineer's Structural Integrity Reserve Study rates 42 of 49 components Excellent, structural reserves are funded above the engineer's recommendation, and building insurance is included within the condo fee. Reserve studies, budgets, insurance information, and supporting documents are available for buyer review. Ask for the buyer packet. Across the street, Santini Plaza is thriving again with restaurants, shops, a hardware store, and UPS, while CVS is just a short walk away. Gulf-front penthouse views, major building improvements already completed, funded reserves, turnkey furnishings, and documentation buyers can actually review. Some listings need embellishment. This one has documentation.		
Ownership:	Condo	Pets: Limits
Lot Size:	.17 (acres) / 7,405 (sqft)	Pets - Max. Weight:
Cable:	Yes	Pets - Max. Number: 1
		Pets - Breed Limits:
		Pets - Other Limits:
Guest House L.A.:		Approx. Lot Size: 203x95x214x95
Guest House Desc:		Gulf Access Type: No Bridge(s)/Water Direct
Elementary School:	FORT MYERS BEACH ELEMENTARY	Windows: Sliding
Middle School:	SCHOOL CHOICE	Exterior Finish: Stucco
High School:	SCHOOL CHOICE	Community Type: Condo/Hotel, Tennis
Flooring:	Carpet, Tile, Vinyl	Golf Type:
Cooling:	Central Electric, Exhaust Fan	Golf MembershipYN: No
Floor Plan Type:	Split Bedrooms	Golf Membership Type:
Kitchen:	Pantry	Heating: Central Electric
Private Pool:	No	Gas YN: No
Private Spa:	No	Gas Description:
View:	Gulf, Pool/Club, Water, Water Feature	
Amenities:	BBQ - Picnic, Beach - Private, Clubhouse, Community Pool, Community Room, Exercise Room, Extra Storage, Library, Shuffleboard, Streetlight, Tennis Court, Trash Chute	
Bedroom:	Split Bedrooms	
Dining:	Dining - Family	
Equipment:	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Freezer, Refrigerator/Icemaker, Self Cleaning Oven, Smoke Detector, Washer, Washer/Dryer Hookup	
Exterior Features:	Grill, Patio, Sprinkler Auto, Storage, Tennis Court	
Interior Features:	Cable Prewire, Internet Available, Smoke Detectors, Window Coverings	
Master Bath:	Combo Tub And Shower	
Additional Rooms:	Laundry in Residence, Screened Balcony	
Parking:	1 Assigned, Common, Covered, Deeded, Driveway Paved, Guest, Load Space, Paved Parking, Under Bldg Closed	
Road:	Paved Road, Private Road	
Restrictions:	Deeded	
Security:	Garage Secured, Lobby	
Storm Protection:	None	

Unit/Bldg.Information

Building #:	1	Units in Complex:	172	Builder Product:	No	ML# 2026011868
Total Floors in Property:	9	Building Style:	Florida, Penthouse	Builder Name:		
Total Building Floors:	9	Construction	Concrete Block, Piling			
Unit Floor:	9	Roof:	Built-Up or Flat			
Units in Building:	6	Elevator:	Common			
Garage:	Attached	Carport:				
# Garage Spaces:	1	# Carport Spaces:	0			

Lot Information

Waterfront:	Yes	Waterfront Descrip.:	Gulf Frontage	ML# 2026011868
Gulf Access:	Yes	Boat/Dock Info:	None	
Canal Width:	None	Water:	Assessment Paid, Central	
Rear Exposure:	SE	Sewer:	Assessment Paid, Central	
Sec/Town/Rng:	03/47/24E	Irrigation:	Assessment Paid, Central	
Legal Unit:	140	Lot Description:	Regular	
Subdivision #:	W1	Lot:	1400	
Zoning:	RM	Block/Bldg:	25PH	
Listing Broker:	KW Florida Living			
Legal Desc:	THE CRECIENTE CONDO NORTH OR1056/PG832 UNIT 914/AKA UNIT PH-14+GAR #142			

Room Information

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	ML# 2026011868
Primary Bedroom	13 x 15	Lanai	26 x 7	Utility Room	5 x 7	Dining Room	12 x 9	
Kitchen	13 x 9	Living Room	12 x 19	Bedroom	13 x 13			

Financial/Transaction Information

ML# 2026011868

Total Tax Bill: \$494
Tax Year: 2025
Tax Desc: City And County, No Homestead
Tax District Type: Not Applicable
Terms: Buyer Finance/Cash, Seller Pays Title
Approval: Application Fee, Buyer
Management: Condo
Cable, Insurance, Irrigation Water, Lawn/Land Maintenance,
Legal/Accounting, Manager, Pest Control Exterior, Rec Facilities, Repairs,
Reserve, Security, Sewer, Street Lights, Trash Removal, Water
Deed Restrictions, Disclosures, Seller Disclosure Available, Title
Insurance Provided
Maintenance:
Special Info:
Num of Leases/Yr: 12
Min. Days Of Lease: 30

HOA Description: Mandatory
Recurring Fees:
HOA Fee: \$0
Master HOA Fee: \$0
Condo Fee: \$1,275 Monthly
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: \$15,300
One Time Fees
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$0
Application Fee: \$150
Total One Time Fees: \$150





Balcony overlooks beach and pool

Balcony overlooks beach and pool



Balcony overlooks beach and pool

Balcony overlooks beach and pool

Balcony overlooks beach and pool



Balcony overlooks beach and pool





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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