

# Fort Myers Marina Bay Estate Online Auction Information Packet



**11708 STONECREEK CIR.  
FORT MYERS, FL 33913**





**PRIME AUCTION SOLUTIONS**  
**REAL ESTATE**

ACCELERATED MARKETING & SALES

6820 Elm St. McLean, VA 22101  
[www.primeauctionsolutions.com](http://www.primeauctionsolutions.com)

1.800.240.6084  
Email: [Inquiry@primeauctionsolutions.com](mailto:Inquiry@primeauctionsolutions.com)

**Fort Myers Marina Bay Estate Online Auction**  
**11708 Stonecreek Cir Fort Myers, FL 33913**

**Opening Bid:** \$250,000

**Property Details:** 11708 Stonecreek Cir Fort Myers, FL 33913-9082

- PID # 11 45 25 P4 03300 2610
- Year: 2015 | Gated Marina Bay
- Property Type: Residential
- Property Use: 01 | SINGLE FAMILY
- Land Use: SFR LAKE (0130)
- Zoning: MDP-3
- Lot Size: 0.185 Acres | 8,090 SF
- Waterfront: Yes - LAKE
- Subdivision: BOTANICA LAKES
- Subdivision #: P4
- Census Tract/Block: 040112 / 1017
- Twn: 45 / Rng: 25 / Sec: 11
- Block: 03300 / Lot: 2610
- Latitude: 26.573393
- Longitude: -81.787122
- Legal Description: BOTANICA SOUTH AS  
DESC IN INST# 2014000185347 LOT 261
- Living: 2,722SF | Total Area: 4,271SF
- Ranch | 3 Bed | 3 Bath | Bonus Room
- 3 Car Garage with Air Conditioning
- Water View | 13' x 34' Covered Patio
- HOA: \$318 Monthly
- Assessed Value: \$508,014
- Tax 2022: \$7,508 Annual
- 16' Coffered Foyer | 10' Ceiling
- Open Layout with Functional Flow
- Stainless Steel Appliances

**Online Auction Ends**

Tuesday | August 29, 2023 | 12:00 PM

# Online Registration Process

- Register online at [www.PrimeAuctionSolutions.com](http://www.PrimeAuctionSolutions.com)
  - Click the 'Current Auction' Page from the top menu, then select the Potomac Real Estate Online Auction
  - Click the gold 'Bid Online Now' Button
  - Step 1- Click the gold 'Register to Bid' Button
  - Step 2- Create an Account or sign in for existing users.
  - Step 3- Complete the Online Auction Registration form. The process will verify your identity by entering your credit card details via a secure third-party portal.
  - Upon entering your card details a \$2,500 ping, pre-authorization will hit your card. This is a temporary hold and will be released by your card provider as we are not actually placing a charge on your card. If the provided information is not complete and verifiable, your bidding privileges will be suspended.
  - **Registration & Verification:** All bidders must agree to The Terms & Conditions of the Online Auction Sale prior to bidding. The Auction may be updated, withdrawn, or modified without notice at any time. In addition, a valid credit card will be required to register and bid. Bidding privileges are provisional beyond the online process, as we may require voice verification, request for documents to verify identify and liquidity to close. Bids cannot be retracted.
  - **Closing Terms:** 30 Days Cash Closing  
Property Sold in an As-Is Where-Is Condition, Buyer pays all closing costs  
No Contingencies; Financing, Appraisal, Inspections
  - **Deposit:** 10% of the Contract Price due Auction Day, upon signing of the contract
  - **Premium:** 10% Buyers Premium + Final Winning Bid = Contract Price
  - **All Buyers Must Register and Bid on their own behalf.**
  - **Agency Disclosure:** Auctioneer & Agent represent the Seller.
  - **Title:** At Closing, Seller will provide a Marketable Title. Bid with confidence.

## **Closing Terms:**

10% Deposit, 30 Day Cash Closing

The Property is sold in As-Is Where-Is condition, with no warranties or guarantees of any kind. Buyer pays all closing costs.

No Contingencies- This Auction sale is a cash transaction sale and not contingent nor subject to an appraisal, financing, study period or inspections of any kind, as specified and agreed to by the bidders at registration prior to bidding.

## **Deposit:**

The 10% Deposit 30 Day Close of the contract price is due on Auction Day, upon confirmation of the high bid and signing of the contract, following the end of the Auction. The Property is sold in As-Is Where-Is condition, with no warranties or guarantees of any kind. Buyer pays all closing costs. Full Contract Balance due at Closing, 30 Days of Auction Day.

- **Premium:** 10% Buyers Premium + Final Winning Bid = Contract Price
- **Property sold in As-Is Condition**, and is not contingent upon buyer's property inspections, financing, appraisal, permit, zoning, study period or other investigations.
- **All Buyer's Must Register and Bid on Their Own Behalf.**

Disclosures, Broker Participation Form, and Additional Documents are available to preview under the documents tab on the Auction page or using the folder link below:

<https://www.dropbox.com/sh/dv4b6mhw6ukc8uk/AADameey-jZ0g7jraELAgc2Ba?dl=0>

## Property Preview & Inspection Dates

Sunday August 6<sup>th</sup> 1.00 pm - 3.00 pm

Sunday August 20<sup>th</sup> 1.00 pm - 3.00 pm

Sunday August 27<sup>th</sup> 1:00 pm - 3:00 pm

Optional Agent and Broker Participation: 2% of Hammer Price will be paid to the properly registered broker at closing. If you have been working with an Agent for this property, the Broker Representation form must be completed, for their brokerage to be compensated. The agent must be present at all showings and at all points of contact. The form can be found in the Document section and emailed to [INQUIRY@PrimeAuctionSolutions.com](mailto:INQUIRY@PrimeAuctionSolutions.com). Forms must be completed and submitted no later than 5 pm EST on 8/27/2023, and all terms adhered to.

Visit [www.PrimeAuctionSolutions.com](http://www.PrimeAuctionSolutions.com) or download the Prime Auction Solutions App from your App Store for Online Bidding from anywhere using your smartphone.

*Please contact Anne Nouri for additional information – 1.800.240.6084*

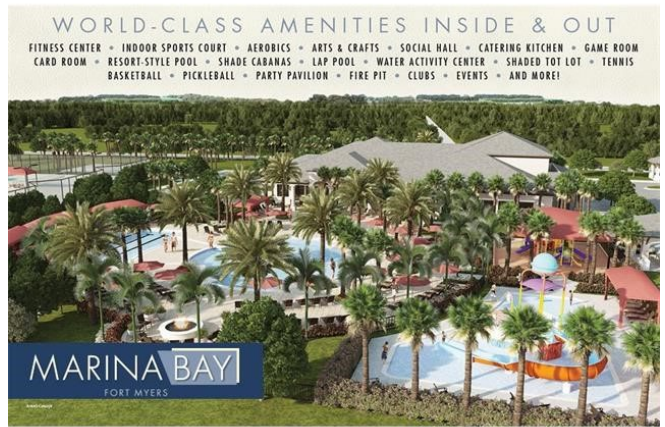


### **IMPORTANT INFORMATION**

**Registration & Verification:** All bidders must agree to The Auction Terms & Conditions of the Online Auction Sale prior to bidding. The Auction may be updated, withdrawn, or modified without notice at any time. Bidding privileges are provisional beyond the online process, as we may require voice verification, request for additional documents to verify identity and liquidity to close. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller, Agent or Prime Auction Solution, Inc. This is an Online Only Auction, 10% Buyers Premium will be added to the final bid, to become the contract price. 10% of contract price is due Auction Day, 30 days Cash Closing. All information contained in this listing was derived and compiled from sources believed to be correct but is not guaranteed. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: well, septic, roof, structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); zoning, sex offender registry information; flight patterns, buildability, or any other desired inspection. Auction announcements take precedence over anything previously stated or printed. Photography online and in print may have been digitally enhanced. Descriptions, measurements figures and drawings are approximate. Not responsible for typographical errors and omission. If you come across any errors, please notify us immediately.

# Stunning Lakefront Home





# Executive Summary

## PUBLIC AUCTION

### 'Executor Ordered Sale'

**11708 Stonecreek Circle | Fort Myers, FL 33913**

Prime Auction Solutions has been retained by the Executor to sell 11708 Stonecreek Cir. Fort Myers, FL 33913 at a Public Online Auction, closing Tuesday August 29th at 12:00 pm ET.

This stunning single-family home is nestled within the lively Marina Bay gated community situated within Botanica Lakes. This serene 3 bedroom has so much to offer with an incredible lanai; A perfect lakefront property to call home!

Take this rare opportunity to own a magnificent lakefront property! Bidding starts at \$250,000 for this 2015 built, Egret Model home that effortlessly combines luxury and comfort. Offering over 2,700+ SF of elegant, ranch-style, single-story living space, this home is an opportunity not to be missed.

This exquisite residence proudly presents 3 sizable bedrooms, 3 full bathrooms, and a welcoming 15' foyer with a coffered ceiling that leads into a vast 19' x 22' great room. Additional 10' high ceilings are prevalent throughout the house, contributing to the spacious and airy atmosphere. The property also features a bonus 14' x 20' bonus game room, offering flexibility for a variety of uses.

The kitchen is a chef's dream with its 42" white shaker cabinets, a contrasting light grey wood cabinet island, and a generous breakfast bar, creating a delightful space for cooking and entertaining.

The luxurious master suite features an 11' coffered ceiling, bathroom with a soaking tub, a walk-in shower, dual sinks, and two spacious walk-in closets - a perfect retreat at the end of the day.

Beyond the indoors, you'll find an extended 34' x 13' covered patio/lanai overlooking a tranquil lake, surrounded by a private, fenced backyard, offering a perfect sanctuary for outdoor activities or peaceful relaxation. For easy maintenance, the property comes equipped with an automatic sprinkler system. This home also offers a unique, air-conditioned 3-car garage - perfect for additional work, storage, or prep areas, alongside a practical mudroom.

Constructed from sturdy block, concrete, and stucco, this home is sold 'As-Is Where Is' at this Online Public Auction. Situated off Treeline in the Daniels Corridor, this home enjoys easy access to I-75, SWFL International Airport, Gulf Coast Town Center, and FGCU.

Enjoy numerous resort-style amenities as part of the Marina Bay community, such as a basketball court, clubhouse, fitness center, playground, pickleball court, park, pool, spa/hot tub, and tennis courts.

Register and bid online at Prime Auction Solutions, where you'll find the Property Information Packet and Auction Terms and Conditions. Grab this chance to secure a slice of the sought-after Florida lifestyle with this lakeside gem - a rare opportunity in a Fort Myers gated community!

The Online Auction will End Tuesday, Aug 29th @ 12:00 pm. The Listed price is the Opening Bid. Property Sold As-Is, Where-Is, 10% Buyer's Premium, visit [www.PrimeAuctionSolutions.com](http://www.PrimeAuctionSolutions.com) for full Auction details.

### Property Preview & Inspection Dates

Sunday August 6<sup>th</sup> 1.00 pm - 3.00 pm

Sunday August 20<sup>th</sup> 1.00 pm - 3.00 pm

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# County Tax Records

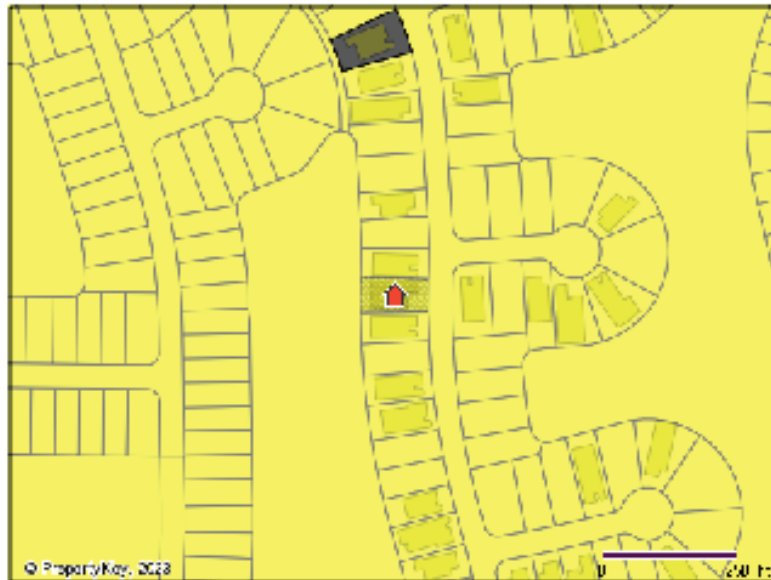


**Broward, Palm Beaches & St. Lucie Realtors® - IMAPP**  
**Lee County Tax Report - 11708 STONECREEK CIR, FORT MYERS, FL 33913-9082**

Report Prepared By Anne Nouri

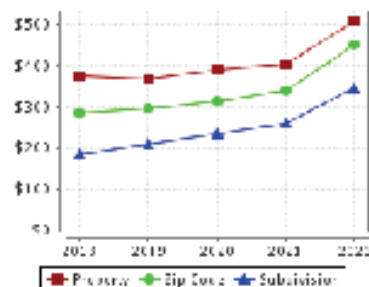
## PROPERTY INFORMATION

**PID #** 11 45 25 P4 03300 2610  
**Property Type:** Residential  
**Property Address:**  
 11708 STONECREEK CIR  
 FORT MYERS, FL 33913-9082  
**Current Owner:**  
 WILLIAM JAY SIBAL TRUST  
**Tax Mailing Address:**  
 11708 STONECREEK CIR  
 FORT MYERS, FL 33913-9082  
**State Use Code:** 01 / SINGLE FAMILY  
**Total Land Area:**  
 0.1857 acres / 8,090 sf  
**Land Areas:**  
 1. SFR LAKE (0130)  
**Zoning:** MDP-3  
**Waterfront:** Yes - LAKE  
**Subdivision:**  
 BOTANICA LAKES  
**Subdivision #:** P4  
**Census Tract/Block:** 040112 / 1017  
**Twn:** 45 / **Rng:** 25 / **Sec:** 11  
**Block:** 03300 / **Lot:** 2610  
**Latitude:** 26.573393  
**Longitude:** -81.787122  
**Legal Description:**  
 BOTANICA SOUTH AS DESC IN INST#  
 2014000185347 LOT 261



## VALUE INFORMATION

	2018	2019	2020	2021	2022
Improved Value:	\$317,870	\$313,011	\$338,860	\$348,037	\$456,621
Ag Value:					
Land Value:	\$55,200	\$59,142	\$58,836	\$56,810	\$62,444
Just Market Value:	\$373,070	\$382,211	\$390,000	\$404,827	\$508,014
Percent Change:	- n/a -	-1.3%	5.02%	3.8%	25.49%
Total Assessed Value:	\$373,070	\$382,211	\$387,298	\$404,827	\$416,972
Homestead Exemption:	Yes	Yes	Yes	No	Yes
Total Exemptions:	\$50,000	\$50,000	\$50,000	\$0	\$50,000
Taxable Value:	\$323,070	\$332,211	\$337,298	\$404,827	\$366,972
Total Tax Amount:	\$7,480.87	\$7,202.39	\$7,485.98	\$7,980.32	\$7,508.31



Taxing 00 - CITY OF FORT MYERS, Arborwood Community Development District  
 District(s):

\*Non-Ad LEE COUNTY SOLID WASTE ASSIGNMENT (\$33.44) CITY OF FORT MYERS STORMWATER (\$23.40) CITY OF FORT MYERS FIRE  
 Valorem SERVICES AND FACILITIES (\$200.00) CITY OF FORT MYERS RESIDENTIAL SOLID WASTE (\$240.55) ARBORWOOD CDD  
 Levies: (\$500.13)

SALES INFORMATION						
Deed Type:	INTRAFAMILY TRANSFER & DISSOLUTION		Price:	\$0	Qualifiers:	U <sup>1</sup>
Sale Date:	09/24/2021	Recorded Date:	09/29/2021	Document #	2021000215146	
Grant or:	SIBAL WILLIAM J		Grantee:	SIBAL WILLIAM JAY		
Deed Type:	WARRANTY DEED		Price:	\$474,900	Qualifiers:	Q, I
Sale Date:	10/03/2020	Recorded Date:	10/29/2020	Document #	202000251900	
Grant or:	SPEDELE ROBERT C		Grantee:	SIBAL WILLIAM J		
Mortgage Amount:	\$451,155	Instrument Date:	10/01/2020	Borrower:	SIBAL WILLIAM J	Document #
Lender:	FAIRWAY FUNDING GROUP INC					
Deed Type:	O1		Price:	\$483,300	Qualifiers:	I
Sale Date:	08/10/2026	Recorded Date:		Document #	201600372251	
Grant or:	Not Available		Grantee:	Not Available		
Mortgage Amount:	\$307,100	Instrument Date:	08/10/2016	Borrower:	SPEDELE ROBERT C	Document #
Lender:	PRIMELENDING					
Deed Type:	O2		Price:	\$19,708,200	Qualifiers:	V
Sale Date:	07/15/2005	Recorded Date:		Document #	Bk 4801Pg 2283	
Grant or:	Not Available		Grantee:	Not Available		
Deed Type:	O4		Price:	\$202,800	Qualifiers:	V
Sale Date:	09/01/2003	Recorded Date:		Document #	Bk 3364Pg 3686	
Grant or:	Not Available		Grantee:	Not Available		
Deed Type:	O2		Price:	\$239,600	Qualifiers:	V
Sale Date:	09/01/2003	Recorded Date:		Document #	Bk 3364Pg 3584	
Grant or:	Not Available		Grantee:	Not Available		

**Vacant/Improved Codes:** V=Vacant, I=Improved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial  
<sup>1</sup> UNQUALIFIED - NOT ARMS LENGTH TRANSACTION

BUILDING INFORMATION							
1. SINGLE FAMILY RESIDENTIAL	Living Area:	2,722 sf	Built:	2025 wtd / 2025 wtd	A/C Type:	CENTRAL	
Beds: 3	Baths: 3.0	Total Area:	4,271 sf	Stories:	1.0	Heat Type:	FORCED AIR-DUCTED
Roof Type:	IRREGULAR	Roof Cover:	CONCRETE TILE	Heat Fuel:	ELECTRIC		
Int Wall:	DRYWALL	Ext Wall:	CB STUCCO	Flooring:	TILE		
Building Subareas:				POP - FINISHED OPEN PORCH (369 sf)			
PSL - 1 STORY SCREEN ENCL (444 sf)				POP - FINISHED OPEN PORCH (42 sf)			
BAS - BASE (2,722 sf)				FGR - FINISHED GARAGE (441 sf)			
FGR - FINISHED GARAGE (253 sf)							

OTHER IMPROVEMENT INFORMATION		
Code	Description	Year Built
IRRIGTN	IRRIGATION SYSTEM LAWN	2025
FNC AL4	FENCE - ALUM/VINYL - 4 FEET	2027
PATIO B	PATIO - BRICK AND TILE	2029
Covered Parking:	Yes	Details: FINISHED GARAGE - 694 sf
Pool:	No	

SCHOOL DISTRICTS					
School Name	Grade s	Enrollment	School Rating	Distance	
Treeline Elementary School	Pk-25	1,108	C (2022/2023)	2.5 miles	
Large Class Size	Above Average Standardized Testing Score				
James Stephens International Academy	KG-08	430	C (2022/2023)	20.1 miles	
Large Class Size	Poor Standardized Testing Score				
Varsity Lakes Middle School	06-08	1,314	C (2022/2023)	16.5 miles	
Large Class Size	Above Average Standardized Testing Score				
Dunbar High School	09-12	1,767	C (2022/2023)	16.6 miles	
Below Average Standardized Testing Score					

Source: National Center for Education Statistics, 2021-2022 ; Florida Dept of Education, 2022-2023

FLOOD ZONE DETAILS			
Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance flood plains.	120710M33G	12/07/2028
This property is at risk of storm surge inundation from storms rated Category 3 or greater.			

# Egret



# Google Maps Images

