

17741 Durrance Road

NORTH FORT MYERS, FLORIDA 33917

$1,275,000

SELLER FINANCING AVAILABLE

3 + Den	3	2,907	2.4±	4-Car	Zone X
BEDROOMS	FULL BATHS	SQ FT LIVING	ACRES	GARAGE	FLOOD ZONE







A Private, Gated Estate

Custom 2003 home on 2.4± fenced and gated acres, above the flood zone with no flood insurance required, surrounded by wooded parcels so it lives larger than its acreage.

INSIDE

- Tile throughout, vaulted and tray ceilings, three sets of pocket sliders
- Formal living room with gas fireplace
- Kitchen with gas range, KitchenAid double ovens and large KitchenAid refrigerator
- Family/game room with wet bar and full bath that opens to the pool
- Den/office, plus 3-car extended attached garage with built-in storage cabinets

OUTDOOR LIVING

- Gas-heated PebbleTec pool and spa with natural-stone grotto and waterfall
- Large screened lanai with two covered areas for dining and grilling
- Pavilion with outdoor kitchen: cabinets, sink, beverage fridge, gas grill
- Gas fire pit, stamped concrete deck and pavilion floors
- Large pond with sitting dock, fountain and working windmill

EXTRA SPACE

- Two detached buildings, about 1,600 sq ft combined: one with a 1-car garage (the 4th garage space) plus a second door for ATVs, toys or a workshop; one air-conditioned for a gym, office or storage
- Chicken coop and small animal barn

Property Details

Year built	**2003**
Living / total area	**2,907 / 4,019 sq ft**
Lot	**2.4± acres**
Garage	**4 (3 attached + 1 detached)**
Construction	**Concrete block, stucco**
Roof	**40+ year color metal**
Heat / A/C	**Central electric**
Gas	**Propane**
Water	**Two wells, whole-house RO**
Sewer	**Septic**
Irrigation	**Full-property sprinklers**
Entry	**Lighted electric gate**
Zoning	**AG-2**
Flood zone	**X (FEMA LOMA on file)**
HOA	**None**
Taxes (2025)	**$4,932.90 (homestead)**
Insurance (2025)	**~$4,500 (owner-occupied)**
Parcel ID	**23-43-25-00-00008.0070**

Seller Financing Available

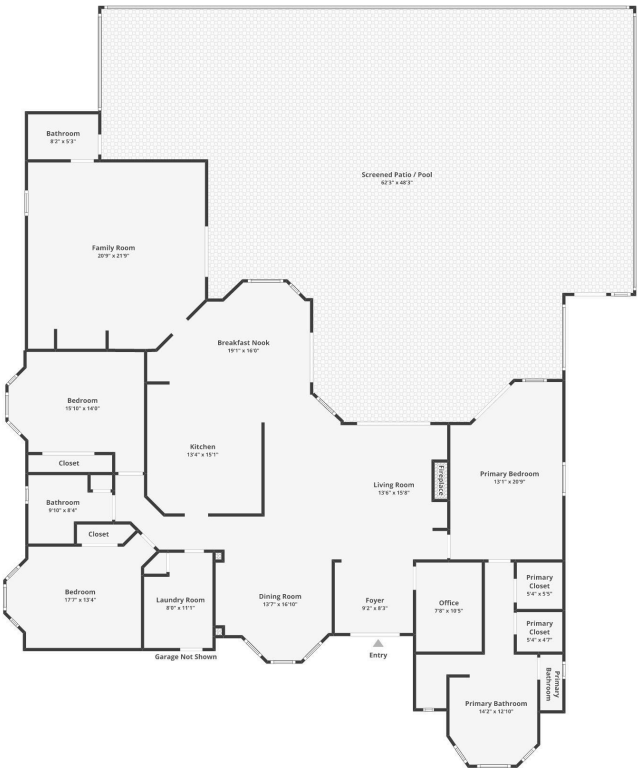
To qualified buyers with a minimum 30% down. See the Owner Financing Summary attachment.

Information deemed reliable but not guaranteed; buyer to verify all details. Square footage per Lee County Property Appraiser. Some images digitally enhanced. Flood determination: FEMA LOMA Case 19-04-5656A.

Floor Plan & Owner Financing

17741 DURRANCE ROAD · NORTH FORT MYERS, FL 33917 $1,275,000

Floor Plan & Room Sizes



Living Room	13'6" x 15'8"
Family Room	20'9" x 21'9"
Kitchen	13'4" x 15'1"
Breakfast Nook	19'1" x 16'0"
Dining Room	13'7" x 16'10"
Foyer	9'2" x 8'3"
Office / Den	7'8" x 10'5"
Laundry Room	8'0" x 11'1"
Primary Bedroom	13'1" x 20'9"
Primary Bath	14'2" x 12'10"
Primary Closets	5'4" x 5'5" / 5'4" x 4'7"
Bedroom 2	15'10" x 14'0"
Bedroom 3	17'7" x 13'4"
Bath (hall)	9'10" x 8'4"
Bath (pool)	8'2" x 5'3"
Screened Patio / Pool	62'3" x 48'3"

Main house shown; garage and detached buildings not shown. Sizes approximate.

Owner Financing Available

Put 30% or more down and the seller finances the rest, no bank loan required. More down means a lower starting rate, from 6.5% at 30% down to 5.0% at 50% down.

DOWN PAYMENT	CASH DOWN	AMOUNT FINANCED	STARTING RATE	YEAR-1 P&I	AT 7.75% MARKET	MONTHLY SAVINGS
30%	$382,500	$892,500	6.5%	$5,641	$6,394	$753
35%	$446,250	$828,750	6.25%	$5,103	$5,937	$835
40%	$510,000	$765,000	6.0%	$4,587	$5,481	$894
45%	$573,750	$701,250	5.5%	$3,982	$5,024	$1,042
50%	$637,500	$637,500	5.0%	$3,422	$4,567	$1,145

Key terms

- 30-year amortization, principal and interest paid monthly to the seller
- Rate rises 0.5% each year, payment re-calculated on the remaining balance
- No balloon and no prepayment penalty; pay off or refinance any time
- Buyer receives the deed and homestead at closing through a Florida title company
- Buyer carries homeowner's insurance naming the seller as mortgagee, plus term life insurance on the borrower(s) to cover the note

Example: 30% down, rate by year

YEAR	RATE	MONTHLY P&I
1	6.5%	$5,641
2	7.0%	$5,932
3	7.5%	$6,222
4	8.0%	$6,512
5	8.5%	$6,800

Illustration only. This is not an offer or commitment to lend. Rates, payments and terms are subject to seller approval and a written agreement reviewed by the parties' attorneys. Payments assume the stated down payment on a $1,275,000 price. Market comparison applies a 7.75% quote to each loan amount, before the bank's points and closing costs. Information deemed reliable but not guaranteed; buyer to verify all details.