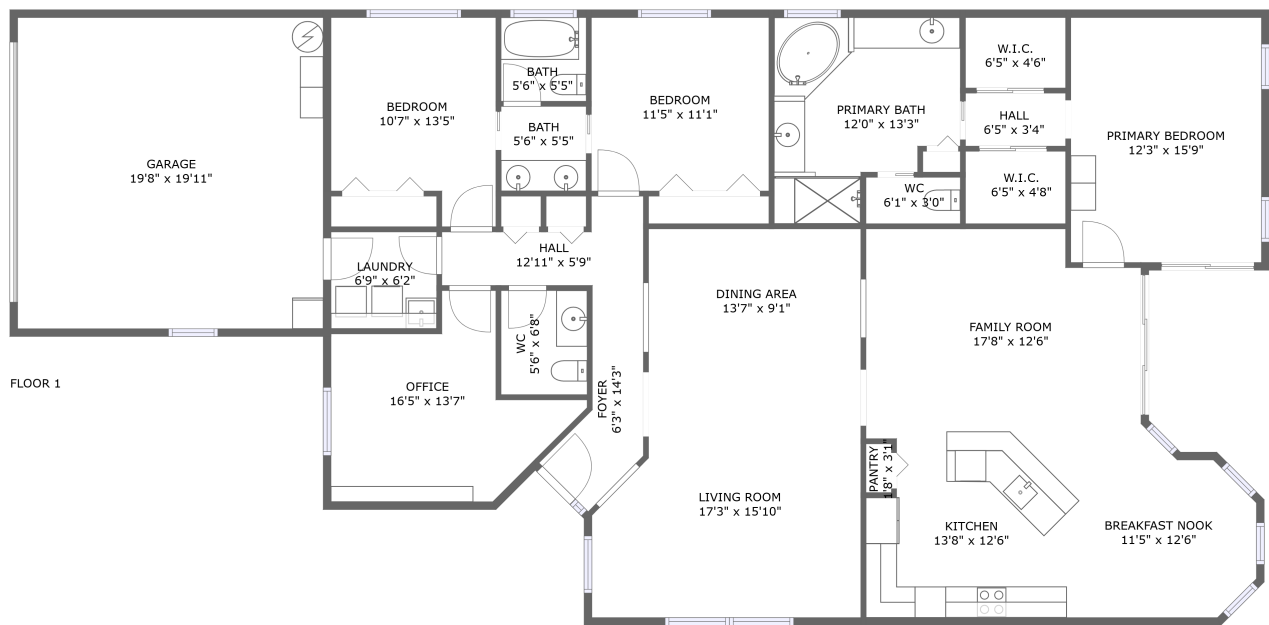






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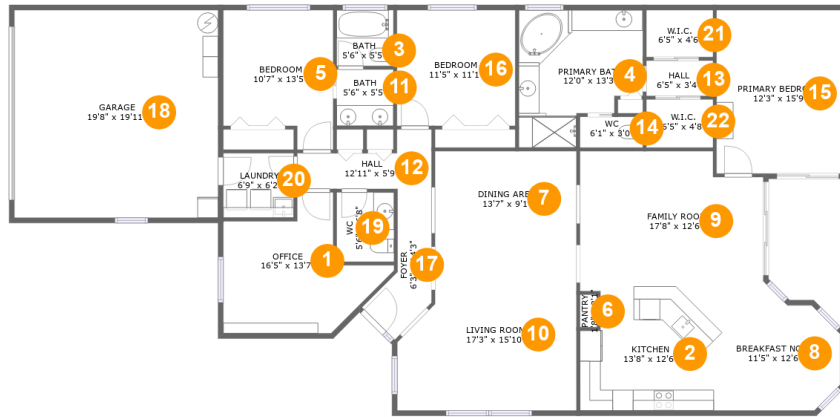


## Property summary

 **1** Garages  **3** Bedrooms  **2** Bathrooms  **1** Half baths

 **1** Floors  **2,174** Gross living area sqft  **2,597** Total sqft

## Room dimensions



**Total sqft: 2597    Living area: 2174**

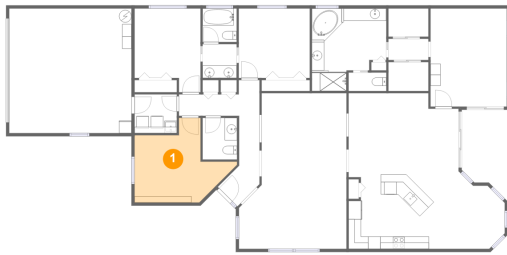
#		Dimensions	sqft	Counted as living area
1	Office	16'5" x 13'7"	144 sq. ft	Yes
2	Kitchen	13'8" x 12'6"	163 sq. ft	Yes
3	Bath	5'6" x 5'5"	29 sq. ft	Yes
4	Primary Bath	12'0" x 13'3"	133 sq. ft	Yes
5	Bedroom	10'7" x 13'5"	126 sq. ft	Yes
6	Pantry	1'8" x 3'1"	5 sq. ft	Yes
7	Dining Area	13'7" x 9'1"	124 sq. ft	Yes
8	Breakfast Nook	11'5" x 12'6"	121 sq. ft	Yes
9	Family Room	17'8" x 12'6"	211 sq. ft	Yes
10	Living Room	17'3" x 15'10"	250 sq. ft	Yes
11	Bath	5'6" x 5'5"	30 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
12	Hall	12'11" x 5'9"	52 sq. ft	Yes
13	Hall	6'5" x 3'4"	22 sq. ft	Yes
14	WC	6'1" x 3'0"	18 sq. ft	Yes
15	Primary Bedroom	12'3" x 15'9"	193 sq. ft	Yes
16	Bedroom	11'5" x 11'1"	127 sq. ft	Yes
17	Foyer	6'3" x 14'3"	56 sq. ft	Yes
18	Garage	19'8" x 19'11"	393 sq. ft	No
19	WC	5'6" x 6'8"	37 sq. ft	Yes
20	Laundry	6'9" x 6'2"	42 sq. ft	Yes
21	W.I.C.	6'5" x 4'6"	29 sq. ft	Yes
22	W.I.C.	6'5" x 4'8"	30 sq. ft	Yes

**10852 Tiberio Drive, Pelican Preserve, Fort Myers,  
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## 1 Floor 1 - Office



**Dimensions:** 16'5" x 13'7"  
**Area:** 144 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

## 2 Floor 1 - Kitchen



**Dimensions:** 13'8" x 12'6"  
**Area:** 163 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

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### 3 Floor 1 - Bath



Dimensions: 5'6" x 5'5"  
Area: 29 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

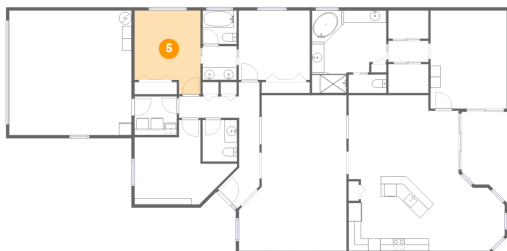
### 4 Floor 1 - Primary Bath



Dimensions: 12'0" x 13'3"  
Area: 133 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

### 5 Floor 1 - Bedroom



Dimensions: 10'7" x 13'5"  
Area: 126 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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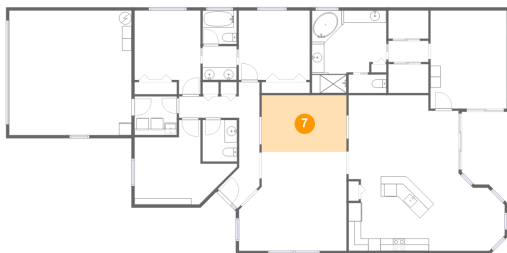
## 6 Floor 1 - Pantry



Dimensions: 1'8" x 3'1"  
Area: 5 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 7 Floor 1 - Dining Area



Dimensions: 13'7" x 9'1"  
Area: 124 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 8 Floor 1 - Breakfast Nook



Dimensions: 11'5" x 12'6"  
Area: 121 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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## 9 Floor 1 - Family Room



Dimensions: 17'8" x 12'6"  
Area: 211 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 10 Floor 1 - Living Room



Dimensions: 17'3" x 15'10"  
Area: 250 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 11 Floor 1 - Bath



Dimensions: 5'6" x 5'5"  
Area: 30 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

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## 12 Floor 1 - Hall



Dimensions: 12'11" x 5'9"  
Area: 52 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 13 Floor 1 - Hall



Dimensions: 6'5" x 3'4"  
Area: 22 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 14 Floor 1 - WC



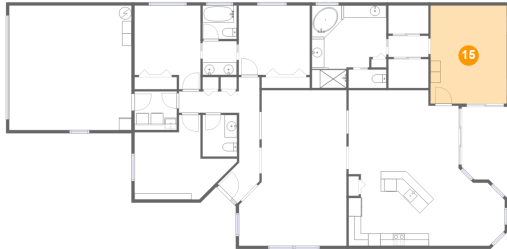
Dimensions: 6'1" x 3'0"  
Area: 18 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No



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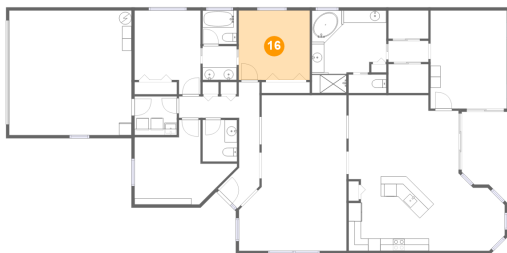
### 15 Floor 1 - Primary Bedroom



Dimensions: 12'3" x 15'9"  
Area: 193 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 16 Floor 1 - Bedroom



Dimensions: 11'5" x 11'1"  
Area: 127 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 17 Floor 1 - Foyer



Dimensions: 6'3" x 14'3"  
Area: 56 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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## 18 Floor 1 - Garage



Dimensions: 19'8" x 19'11"  
Area: 393 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 19 Floor 1 - WC



Dimensions: 5'6" x 6'8"  
Area: 37 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## 20 Floor 1 - Laundry

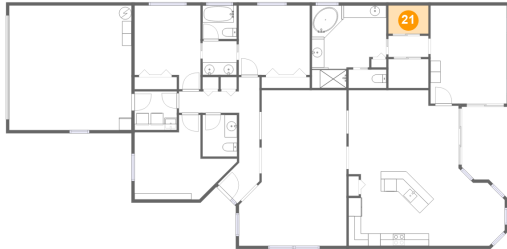


Dimensions: 6'9" x 6'2"  
Area: 42 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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## 21 Floor 1 - W.I.C.



Dimensions: 6'5" x 4'6"  
Area: 29 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 22 Floor 1 - W.I.C.



Dimensions: 6'5" x 4'8"  
Area: 30 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No