

# COACH LIGHT MANOR

RESIDENT OWNED SENIOR ADULT PARK

18050 S.TAMIAMI TR.

55+ COMMUNITY / PRIVATE GULF ACCESS



- MANUFACTURED HOME PARK
- LOW MONTHLY FEES
- NO LOT RENT
- RESIDENT OWNED – NON-PROFIT
- GULF ACCESS
- SOCIAL ACTIVITIES
- HEATED POOL
- SHUFFLEBOARD & BOCCE

**HOMES AND LOTS FOR SALE**

**COACH LIGHT MANOR ASSOCIATION LLC 18050 S Tamiami Tr Fort Myers Fl, 33029**

**FEES**

Monthly Maintenance Fee \$149  
Boat Storage (yearly, limited) \$200

Monthly fees include maintenance of streets, common buildings and facilities grass cutting, tree trimming.  
No utilities are included.

**PETS**

Dogs are limited to no more than 25 lbs.  
Dogs are permitted in homes sitting on perimeter lots only.

**HOME RENTALS**

Seasonal rental of homes is permitted but must comply with association policies.  
No rentals are currently available.

**BYLAWS, RULES AND REGULATIONS**

Available upon request from the office. In general, the association functions like an HOA.

**LAND OWNERSHIP & TAXES**

Homeowners own their homes, the association owns all of the land in the park. Homeowners are responsible for the Lee County property tax on their home and lot.

**VOLUNTEER OFFICES AND COMMITTEES**

Board of Directors (Elected by owners)  
President, VP, Secretary Treasurer  
Volunteers: Dockmaster, Social Committee  
Architectural & Beautification Committees

**AMMENITIES**

Clubhouse with kitchen  
Large outdoor pavilion with kitchen  
On-site boat storage (limited)  
Boat launching ramp on Mullock Creek  
Heated pool and water aerobics  
Shuffleboard and bocce courts

**SOCIAL ACTIVITIES**

(Pending return to normal park occupancy)  
Monthly dinners, holiday dinners, breakfasts  
Halloween and St Patrick's Day parties  
Superbowl party, Friday evening social  
Nightly card games including euchre, Texas hold'em, pinochle and more.  
Bingo, Shuffleboard, Bocce  
Informal trips to local entertainment  
Informal bowling league, book club

**PURCHASE APPROVAL PROCESS**

At least one owner must be 55 or older.  
Must pass a background check  
Board of Directors approval required

**NEARBY FEATURES OF INTEREST**

- Gulf Coast Town Center Shopping
- Fitness clubs accepting silver sneakers
- Hospitals and doctor's offices
- SWFL airport, many restaurants
- Walmart & Publix grocery stores
- San Carlos Golf (18 hole par 71)
- Barbara Mann Theater at Florida SW Univ.
- Sanibel Island & Fort Myers Beach

**REQUEST PARK INFORMATION AND HOME SALES LISTINGS: (OFFICE 239-267-3040)**

<https://www.coachlightmanor.com>

**FOR HOMES LISTED WITH REALTORS:**

**Realtor.com Location: Coachlight Manor Park, Fort Myers, FL**