

FACTSHEET

Gulf Access – No Bridges or Locks – On the River - Southern Rear

Turnkey, fully furnished and equipped for **\$1,198,000** – See virtual tour photo presentation on www.seabim.com

LOCATION / BUILDING

- 308 Bayshore Drive, Cape Coral, Florida 33904 – Yacht Club Area
- Very attractive and quiet Yacht Club-neighborhood without thru-traffic
- Built 1970 - living area 2,231 square feet, fully air-conditioned
- 3 bedrooms, 2 bathrooms
- Living room / dining area / kitchen / kitchen nook
- 2-car garage, tile roof, lanai and pool deck
- Heated swimming pool (electrically heated) / pool size 32ft. x 15ft., cage / screen
- Automatic sprinkler system - well maintained landscaping
- Fully equipped with furniture, TV, billiard table, dishes, flatware, bedding, towels, etc.

LOT / PARCEL (VALUE about **\$800,000**)

- Southern exposure lot - 15,429 square feet (oversized) – almost 86 feet on water
- Located right on the Caloosahatchee River
- Quick Gulf access by boat without locks and bridges (sailboat access)
- Seawall with dock, sitting area and boat lift

ADDITIONAL INFORMATION HOUSE

- NEW in recent years: cage, accordion shutters, hot water tank, 14 seer AC system
- NEW in 2015: pool heater, painting inside, toilets and bidet master bathroom, vanity in guest bathroom, tile floor in master shower, tiles entrance area, most lights and lamps inside and outside, carpets, window treatments, all new furniture, TV etc., updated landscaping
- NEW in 2016: washer, dryer, microwave

VERY successful vacation rental property with an estimated rental income in 2016 of \$75,000.

ADDITIONAL INFORMATION LOCATION

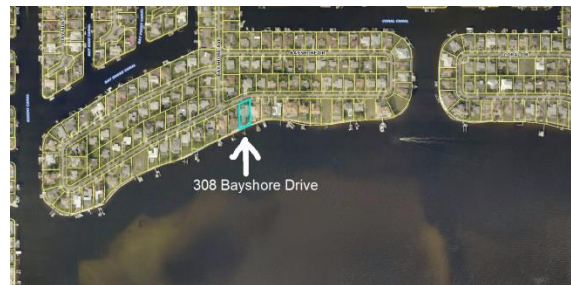
- The Boathouse- Tiki Bar & Grill: less than 5 minutes by car
- Beaches (small): Cape Coral Yacht Club / Four Freedoms Beach: less than 5 minutes by car
- Cape Harbour or Tarpon Point Marina (restaurants, live music, bars, etc.): 10 minutes by car
- Playgrounds: 5-10 minutes by car: Paul Sanborn Park, Jaycee Park or Four Freedoms Park
- Nature Trails, Walking: Four Mile Cove Ecological Preserve: 10 minutes by car
- Kayaking: Many miles to kayak at Four Mile Cove Ecological Preserve (10 minutes by car)

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