

# 1995 Gulf Access LAKE Home

1120 SW 43<sup>rd</sup> St, Cape Coral

*Fully Furnished – Fantastic **Lake Views / South***

*Seabim-Vacation-Portfolio – **seabim.com***

## 1) LOT / PARCEL

- Good boating: Gulf access, only about 30 minutes to the river, no lock
- 10,000 sq. ft. lot with 80 ft. of seawall (lake front), concrete boat dock
- In the middle part of Lake Finisterre, at least 600 feet to nearest corner
- 750 ft. of water view (south), 1,300 ft. of water view diagonally (southwest)
- Southern exposure of pool deck and lanai
- Quiet street and neighborhood

## 2) BUILDING

- Built 1995, partially remodeled in 2008
- Living area 1,809 square feet, fully air-conditioned
- 3 bedrooms, 2 full bathrooms, 1 pool bath (half bath)
- Great room design (Living, Kitchen, Dining)
- 2-car garage
- Shingle roof
  
- 2 bedrooms with direct access to lanai / pool deck
- ALL rooms tiled, no carpets
- Both full bathrooms remodeled
- Walls of main bathroom and both showers tiled floor to ceiling
- Updated kitchen, stainless steel appliances (refrigerator/ icemaker, range, microwave, dishwasher)
- Washer, dryer
- All furniture and equipment included, inside and outside
  
- Swimming pool (heated)
- Entertainment areas at the pool and on the lake (concrete dock)
  
- Well maintained landscaping
- Automatic sprinkler system
- Fenced in yard for more privacy

## 3) ADDITIONAL INFORMATION

- 2016 property taxes were \$8,024.96
- City water, city sewer and city irrigation in place (all assessments already paid)
- Fully furnished and equipped for use as a second home and vacation rentals
- Future bookings are already in place within the Seabim-Vacation-Portfolio

#### 4) LOCATION

- 1120 SW 43<sup>rd</sup> St, Cape Coral, Florida 33914
- On Lake Finisterre, one of the biggest saltwater lakes in Cape Coral
- Quiet southwest-neighborhood without thru-traffic
- Boating (Gulf access)
  - 30 minutes to the Caloosahatchee River, one bridge, no lock
  - No lock, one bridge
  - Short distance to many beautiful beaches and small islands
- Kayaking, Canoeing, SUP (from private dock):
  - On the lake (1,750 ft. x 750 ft.)
  - To the Caloosahatchee River: 2.8 miles
  - To Cape Harbour: 2.8 miles (part of Great Calusa Blueway trail: [calusablueway.com](http://calusablueway.com))
  - To Tarpon Point Marina: 3.4 miles
- Marinas (cafés, restaurants, bars, yachts, dolphin cruises, etc.)
  - *Cape Harbour*: 7 minutes by car
  - *Tarpon Point*: 10 minutes by car
- Cycling
  - Next bike lanes 5 minute away (Mohawk / Pelican)
  - Kids can use their bicycles in the quiet streets of the neighborhood
  - Only 10 minutes to the cycling and walking areas around Cape Harbour and Rose Garden
- Tennis
  - Camelot Park (free): 7 minutes by car
  - Yacht Club: 10 minutes by car
- Golf Courses: Royal Tee Golf and Country Club: 15 minutes (many more in the area)
- Nature Trails / Park
  - Rotary Park*: 8 minutes by car
  - (Nature trail, bird watching, gardening classes, butterfly house, dog park, fitness trail, playground)
- Playgrounds:
  - Camelot Park: 7 minutes by car
  - Rotary Park: 8 minutes by car
  - Four Freedoms Park / Beach: 9 minutes by car
- Beaches (Gulf of Mexico)
  - Fort Myers Beach, Sanibel and Captiva Islands: 30 – 40 minutes by car
  - Many more beautiful beaches (by car and / or boat)

**Renate Maag Smith**, Realtor in cooperation with

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