

FACTSHEET

Quick Gulf Access –Eight Lakes Area – Lake View - Western Rear

Fantastic investment opportunity for ca. \$700,000 including purchase price / renovation budget

LOCATION / BUILDING

- 5220 5th PL, Cape Coral, Florida 33914 – Eight Lakes Neighborhood
- Very attractive and quiet neighborhood without thru-traffic (cul-de-sac)
- Built 1977 - living area 1,856 square feet, fully air-conditioned
- 3 bedrooms, 2 bathrooms
- Living room / dining area / kitchen
- 2-car garage, shingle roof (2011), lanai and pool deck
- Swimming pool (resurfaced in 2017), cage / screen
- Automatic sprinkler system - well maintained landscaping

LOT / PARCEL (VALUE about **\$430,000**)

- Western exposure lot – about 10,000 square feet – 80 feet on water
- Located right on the southern 4 lakes of the Eight Lakes
- Quick Gulf access by boat without lock
- Seawall with concrete dock

ADDITIONAL INFORMATION HOUSE

- NEW in 2011: roof
- NEW in 2017: resurfacing of the pool, painting inside, all new hurricane shutters (accordeon), plantation shutters inside, landscaping (eg three big palm trees in frontyard)
- Estimated rental income after renovation (contemporary style / modern furniture): \$50,000

ADDITIONAL INFORMATION: LOCATION

- Rose Garden Area only a few minutes by bike
- Rotary Park Environmental Center with nature trails a few minutes by bike
- Tarpon Point Marina (restaurants, live music, bars, etc.): 5 minutes by car
- Beaches (small): Cape Coral Yacht Club / Four Freedoms: less than 10 minutes by car
- Playgrounds: 5-15 minutes by car: Camelot Park, Rotary 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)
- Many bike and walking lanes in the neighborhood (Rose Garden, Eight Lakes)

Lars Rotthaus, Dipl.-Kfm. / Bankkaufmann / Global Market Specialist / Realtor

Phone 239 738 2075 – lars@seabim.com

Sea Breeze International Management Corp. 4306 Del Prado Blvd. South, Cape Coral, FL 33904

www.seabim.com



Lars Rotthaus, Dipl.-Kfm. / Bankkaufmann / Global Market Specialist / Realtor
Phone 239 738 2075 – lars@seabim.com
Sea Breeze International Management Corp. 4306 Del Prado Blvd. South, Cape Coral, FL 33904
www.seabim.com