

# At the Spreader - Gorgeous Views of Water and Preserve

A stunning waterfront property with sailboat access to the Gulf, located in an upscale neighborhood of Cape Coral. This fully furnished vacation home offers spectacular views, recent renovations, and existing rental bookings.





# Property Overview

**\$995,000**

Price

**3**

Bedrooms

**2**

Bathrooms

**1,840**

Sq. Ft. Living Area

Built in 1999 and recently renovated, this villa at 2849 SW 50th Ter offers the perfect blend of comfort and luxury in a prime Cape Coral location.

# Prime Location



## Strategic Waterfront Position

- Oversized lot - 105 feet on the water, 150 feet deep
- Fantastic views of 240 ft. wide canal and Spreader waterway
- Upscale and quiet neighborhood with no through-traffic
- South of Cape Coral Pkwy
- Close to Cape Harbour shops, restaurants and marina



An aerial photograph of a waterfront property. A long, narrow canal runs through the center of the image, flanked by lush green mangroves on the right and a residential area with houses and palm trees on the left. In the foreground, several large, modern houses with swimming pools and private docks are visible. The water is calm, and the sky is clear with some clouds in the distance.

# Direct Gulf Access

 Fast and direct Sailboat access to the Gulf - no bridges, no locks

Enjoy the boating lifestyle with immediate access to some of Florida's most beautiful waterways. The property's strategic location provides unobstructed passage to the Gulf of Mexico, making it ideal for sailing enthusiasts and water lovers.

# Extensive Renovations

1

## New Metal Roof

Durable standing seam metal roof for enhanced protection and longevity

2

## Impact Windows & Doors

All new impact resistant windows and doors for safety and storm protection

3

## Modern Kitchen

Completely renovated kitchen featuring elegant quartz countertops

4

## Updated Flooring

New flooring throughout the home for a fresh, contemporary look





# Outdoor Living

## Entertainment Paradise

The property features extensive outdoor living spaces designed for the Florida lifestyle:

- Large entertainment area on the water
- Charming tiki hut for shade and atmosphere
- Swimming pool with protective enclosure
- Spacious front yard with ample parking







# Investment Opportunity

## Vacation Portfolio

Property comes fully furnished and equipped, ready for immediate rental or personal use

## Existing Bookings

Already established rental bookings provide immediate income potential

## Flood Protection

High elevation at 8.2 ft (above FEMA's 7 ft requirement) offers added security and lower insurance costs

# Next Steps

## View More Details

Explore our [HD photo gallery](#) to see more of this exceptional property and its stunning waterfront views.

[Contact Seabim](#) - Sea Breeze International Management Corp. for a private showing or additional information.

Rated Excellent (4.90/5.00) with over 1,289 verified customer reviews.



Contact us today to schedule a viewing of this exceptional waterfront property.