

Updated Home in the Rose Garden Area. Outstanding View over wide Gulf Access Canal. New Dock, Boat Lift, Canopy.
Asking \$600,000 - a great price for this Location.

Listing as of 02/03/12 at 8:52pm

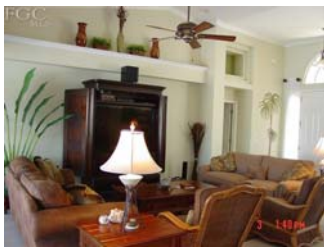


Property Type	Residential	Property Subtype	Single Family
GEO Area	CC21 - rose g	Subdivision	Rose Garden
Beds	3	Living Area	2145 • ~ 666
Baths(FH)	6	Price/Sq Ft	\$279.72
Year Built	1997	Lot Sq Ft(approx)	10672 • ~ 666
PID			
Lot Acres (approx)	0.245	Only about 10 minutes to the River - no Lock! PERFECT VACATION HOME	

Property Information Absolutely stunning Rose Garden Beauty! This is THE most desirable neighborhood in all of Cape Coral and within walking distance to Tarpon Point and all its amenities. Walk thru the double front doors and take in the amazing view of the largest basin in Cape Coral. If the owner said the home was built last year . . . I would believe them! Everything is new and upgraded with the finest of materials. Kitchen and bathrooms were just completely remodeled in November of 2011, and there is granite everywhere. The maintenance free TANDECK dock and 13k boat lift with canopy (also just completed in 2011) is positioned to the side of the property so the water view is unobstructed. Pool has a salt water system and electric heater. Custom painting throughout the house and lots of other subtle upgrades that will catch the eye of your most discernable buyer. Agents, your clients will not be disappointed. Great curb appeal too. See the 5 page list of improvements and upgrades attached to the listing.



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February 2012

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U.S. Patent 6,910,045

