

FACT SHEET

Sailboat Gulf Access – Outstanding View over Water and Preserve

Turnkey, fully furnished and equipped for \$599,000 – See virtual tour photo presentation

www.seabim.com

LOCATION

- 2849 SW 50th Terrace, Cape Coral, Florida 33914
- At the South Spreader Canal, across from the Preserve
- Very attractive SW-neighborhood without thru-traffic
- Marinas, cafés, restaurants, bars, live-events:
 - Cape Harbour: 5 minutes by car
 - Tarpon Point: 12 minutes by car
- Cycling:
 - Many miles of bike lanes west of Chiquita Blvd.
 - Bike lanes connecting Matlacha and Cape Harbour without traffic lights
 - Next bike lane 1 minute away (Sands Blvd.)
- Tennis
Camelot Park: 6 minutes by car
- Playground:
 - Camelot Park: 6 minutes by car
 - Four Freedoms Park / Beach: 10 minutes by car
- Kayaking:
 - Many miles to kayak on the Spreader with view of the Preserve
 - For kayakers, the South Spreader Canal has a connection through the Preserve to the trails of the Great Calusa Blueway (calusablueway.com). The “entrance” into the preserve is only half a mile away.
- Boating:
Sailboat access to the Gulf of Mexico, no bridges, no overhead cables, about 25 minutes to the river through the lock at Cape Harbour – perfect boating location
- Nature Trails, Walking:
Rotary Park: 10 minutes by car
- Beach
 - Fort Myers Beach: 30 minutes by car
 - Sanibel Beach: 40 minutes by car

LOT / PARCEL

- Oversized lot, 13,500 square feet; standard lot is 10,000 sq. ft. (see graphics)
- 105 feet on the water; standard lot is 80 ft.
- On 240 feet wide Gulf access canal, at the Spreader
- Wide water and Preserve views (sunsets)
- Large wooden boat dock with boat lift
- Dock includes entertainment area with tiki hut

BUILDING

- Built 1999
- Living area 1,809 square feet, fully air-conditioned
- 3 bedrooms, 2 bathrooms
- Living / dining area
- Kitchen / family room
- 2-car garage
- Tile roof

- Paved lanai and pool deck
- Heated swimming pool (electric heat pump)

- Well maintained landscaping, mature palm trees
- Automatic sprinkler system

- Fully equipped with furniture, TV-sets, dishes, flatware, bedding, towels, etc.

ADDITIONAL INFORMATION

- 2012 property taxes were \$7,685.33
- City water and sewer
- Assessments per City website in January 2013: \$9,444.54 one-time pay-off or \$791.88 per year

- If property stays in the Seabim-Vacation-Portfolio, existing bookings can be assumed.

Heimo W. Langenbach, Licensed Real Estate Broker
Phone 239 770 7337 – heimo@seabim.com

Sea Breeze International Management Corp.
1406 SE 46th Lane, Unit 7, Cape Coral, Florida 33904

seabim.com

