

FACT SHEET

On the Lake with Gulf Access – Southern Exposure

Turnkey, fully furnished and equipped for \$450,000 – See virtual tour photo presentation

Exclusive Offering – www.seabim.com

LOCATION

- 1120 SW 43rd St, Cape Coral, Florida 33914
- On Lake Finisterre, one of the biggest saltwater lakes in Cape Coral
- Very quiet SW-neighborhood without thru-traffic
- Marinas, cafés, restaurants, bars, live-events:
 - Cape Harbour: 7 minutes by car
 - Tarpon Point: 10 minutes by car
- Cycling:
 - Next bike lanes 5 minute away (Mohawk / Pelican)
 - Only 10 – 20 minutes to the cycling and walking areas around Cape Harbour and Rose Garden
 - Kids can use their bicycles in the quiet streets of the neighborhood
- Tennis
Camelot Park: 7 minutes by car
- Playground:
 - Camelot Park: 7 minutes by car
 - Rotary Park: 8 minutes by car
 - Four Freedoms Park / Beach: 9 minutes by car
- Kayaking:
 - 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)
 - To Tarpon Point: 3.4 miles
- Boating:
 - Access to the Gulf of Mexico, no boat lock, one bridge, no overhead cables, about 25 minutes to the river – wonderful boating location
 - 30 minutes to Cape Harbour or Tarpon Point Marina (no lock).
- Nature Trails, Walking:
Rotary Park: 8 minutes by car
- Beach
 - Fort Myers Beach: 30 minutes by car
 - Sanibel Beach: 40 minutes by car

LOT / PARCEL

- Lot is 80 feet wide, 125 feet deep, 10,000 square feet
- Full lake front (80 feet); at least 600 feet distance to closest lake corner
- 750 feet water view straight south, 1,300 feet water view diagonally southwest
- Southern rear exposure; in the winter sunrise and sunset over the lake
- Seawall with concrete boat dock

BUILDING (inside and outside)

- 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
- Nice furniture inside and outside, 3 flat screen TV sets, international DVD players, fully equipped with dishes, flatware, bedding, towels, etc.

- Swimming pool (solar heated, salt water system)
- Entertainment areas at the pool and on the lake (concrete dock)

- Well maintained landscaping, including younger foxtail palm trees
- Automatic sprinkler system
- Fenced in yard for more privacy

ADDITIONAL INFORMATION

- 2012 property taxes were \$5,673.30
- City water and sewer are in
- Assessments per City website \$8,323.38 (one time pay-off) or \$884.53 per year

- If property stays in the Seabim-Vacation-Portfolio, existing bookings can be assumed (approximately \$20,000).

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