

FACT SHEET

2003 Waterfront Home – Large Chain of Freshwater Lakes

Offered at **\$289,900** – See virtual tour photo presentation

www.seabim.com

LOCATION

- 1407 SW 5th Ave, Cape Coral, Florida 33991
- Quiet neighborhood without thru-traffic
- On 120 ft. wide fresh water canal, close to Alhambra Lake
- Fresh water canal is part of a large chain of lakes, directly connected to the following lakes: Weatherly Lake, Alhambra Lake, Lake Kennedy, Lake Saratoga, Shamrock Lake, Killarney Lake
- Watersport options at the property: Kayak, Jet Ski, smaller boat, fishing
- The following attractions are in a 5 – 20 minutes radius (by car): Royal Tee Golf Course, Executive Golf, Coral Oaks Golf, Cape Harbour, Tarpon Point, Rotary Park, Four Freedoms Park / Beach, Cape Coral Yacht Club / Beach, Sunsplash Waterpark, Bowling Lanes, Matlacha, Pine Island Strip restaurants (Carrabas 3 minutes), Camelot Park (Tennis)
- Closest Beaches: Fort Myers Beach, Sanibel and Captiva Island

LOT / PARCEL

- Regular lot, 10,000 square feet, 80 ft. x 125 ft.
- On 120 feet wide freshwater canal (many miles of canals and lakes)
- 10 ft. x 10 ft. boat dock / entertainment area (almost new composite decking); seawall
- City water, sewer and irrigation

BUILDING and Yard

- Built 2003, Living area 2,256 sq. ft., fully air-conditioned
- Spacious and bright - high ceilings and large glass sliding doors
- Tray ceiling in main bedroom, double tray ceiling in family room
- 3 bedrooms, 2 bathrooms, oversized 2.5-car garage
- Living and formal dining area, additional den / office room
- Kitchen, breakfast nook, family room; large covered lanai,
- Heated swimming pool (solar panels), pool with Pebbletech surface
- Well maintained landscaping with palm trees; automatic sprinkler system; storm panels included

ADDITIONAL INFORMATION

- 2012 property taxes were \$4,173.95
- Assessments fully paid (a value of \$10,300)

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

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