

# FACT SHEET

## Rose Garden – Rotary Park – Tarpon Point

Turnkey, fully furnished and equipped for \$279,000 – See virtual tour photo presentation

### LOCATION

- 5718 SW 9<sup>th</sup> Ct., Cape Coral, Florida 33914
- Rose Garden area, one of the best areas of Cape Coral
- Quiet SW-neighborhood without thru-traffic
- Walking distance to Rotary Park and Tarpon Point (Marina, café / restaurant, bar, live-events)
- Cycling: Rose Garden / Tarpon Point is all cycling area
- Playground: In Rotary Park
- Kayaking: Take your kayak to Tarpon Point (perfect location, only a few minutes away)
- Boating: Rent a boat slip at Tarpon Point (1 minute to the River); or use boat rentals at the marina.
- Nature Trails, Walking: Rotary Park, Rose Garden, Tarpon Point

### LOT / PARCEL

- Lot is oversized: 85 feet wide, 135 feet deep, 11,300 square feet
- Rear exposure is south-east
- Tropical landscaping, privacy

### BUILDING (inside and outside)

- Built 1996; living area 2,039 square feet
- NEW, quality air condition system in 2012, including heat pump for efficient heating in the winter
- 4 bedrooms, 2 bathrooms (1 accessible from the pool)
- Great room with living, dining, office areas
- Breakfast bar and breakfast nook
- 2-car garage; shingle roof
- All living areas and bathrooms tiled; carpet in bedrooms
- Swimming pool (electric heater / heat pump)
- Large covered lanai at the pool
- Well maintained and mature landscaping
- Automatic sprinkler system
- Plants and fence create privacy in the backyard

### ADDITIONAL INFORMATION

- 2012 property taxes were \$4,059.59
- City water and sewer are in, all assessments paid
- Property currently participates in the Seabim-Vacation-Portfolio

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