

Active 01/06/13

Listing Price: \$639,900



**Property Type** Residential  
**GEO Area** CC22 - cape c  
**Building Des** 1 Story  
**Beds** 3  
**Baths(FH)** 4 (4 0)  
**Year Built** 1996  
**Lot Acres (approx)** 0.2760

**Property Subtype** Single Family  
**Subdivision** Cape Coral  
**Living Area** 2676 Listing Agent  
**Price/Sq Ft** \$239.13  
**Lot Sq Ft(approx)** 12023 ((Tax Data))

**Property Information** BEST OF THE BEST VALUE IN SW CAPE CORAL OFFERING SOUTHERN EXPOSURE - GULF ACCESS NO BRIDGES ! A UNIQUE - REMODELED - OVERSIZED 80 X 150 PREMIUM LOT - TWO MASTER SUITES - SOUTHERN EXPOSURE - GULF ACCESS NO BRIDGES - SAILBOAT ACCESS - HOT RENTAL DEMAND LOCATION - . Shows with Simplicity - Elegance - Grandeur. REMODELED Gulf Access-Sailboat Access Home enhanced with Luxury Features throughout! This Home offers 3 oversized Bedrooms and Bathrooms, massive Den/Study with plenty of Closets and Storage Space.The Built in Entertainment Wall with storage space is the Focal Point of Great Room that flows to Kitchen boasting custom Cabinetry blending with Granite Countertops, New Stainless Appliance package and a full view Dining area overlooking a massive Lanai and Pool environment with SOUTHERN Exposure View on a 240' Sailboat Access Canal Basin in desirable S.W. Cape Coral, Florida. Waterfront Amenities include Dock, Lift, Captains Walk.







**Presented By: Heimo W Langenbach**

**Sea Breeze International Management Corp.**

**seabim.com**

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