

# FACT SHEET

## Gulf Access – Outstanding View over Water – Southern Rear

Turnkey, fully furnished and equipped for \$440,000 – See virtual tour photo presentation

[www.seabim.com](http://www.seabim.com)

### LOCATION

- 2710 SW 38th Terrace, Cape Coral, Florida 33914
- Off Oasis Blvd. with quick access to Chiquita Blvd. and Cape Coral Pkwy. by car
- Very attractive and quiet SW-neighborhood without thru-traffic

### BUILDING

- Built 1994 - living area 2,298 square feet, fully air-conditioned
- 3 bedrooms, 2 bathrooms plus pool bath
- Living room / family room / dining area / kitchen / breakfast nook
- 2-car garage, shingle roof
- Lanai and pool deck
- Heated swimming pool (solar heated) / pool size 28ft. x 14ft.
- Cage/screen: 100% stainless steel screws
- Automatic sprinkler system - well maintained landscaping, mature palm trees
- Fully equipped with furniture, TV-sets, dishes, flatware, bedding, towels, etc.

### LOT / PARCEL

- Southern exposure lot - 10,000 square feet - in the winter sunrise and sunset over the canal
- 80 feet on the water
- Located on 135 feet wide Gulf access canal (Corsica Canal) with additional intersection view
- 600 ft. wide water views to the south and down the Cadiz Canal
- Seawall with concrete dock plus large wooden boat dock with boat lift

### ADDITIONAL INFORMATION

- 2010: new quality air condition system, including heat pump for efficient heating in the winter
- 2010: new solar heating system for pool on the roof
- 2012: new tile in entrance area (family / dining room) and main bedroom
- 2012: property taxes were \$6,186.76
- City water and sewer - All assessments are paid (a value of \$10,300)

**If property stays in the Seabim-Vacation-Portfolio, existing bookings can be assumed (approximately \$17,000 as of end of June 2013 until April 2014).**

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## ADDITIONAL INFORMATION LOCATION

- Marinas/cafés/restaurants/bars/live-events: 5-10 min. by car to Cape Harbour or Tarpon Point
- Cycling: Many miles of bike lanes west of Chiquita Blvd.
- Tennis: Camelot Park: 6 minutes by car
- Playground: 5-10 minutes by car to Camelot Park or Four Freedoms Park / Beach
- Nature Trails, Walking: Rotary Park: 10 minutes by car
- Beaches: Fort Myers Beach: 35 minutes by car - Sanibel Beach: 45 minutes by car
- Kayaking:
  - Many miles to kayak on the Spreader with view of the Preserve.
  - The South Spreader Canal has a connection through the Preserve to the trails of the Great Calusa Blueway ([calusablueway.com](http://calusablueway.com)).
- Boating:
  - Access to the Gulf of Mexico, about 45 min. to the river through the Cape Harbour lock
  - Access to the Gulf along the Spreader with its Million Dollar Homes



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For more details and photos visit

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**Sea Breeze International Management Corp. – Real Estate and Vacation Rentals**

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