

FACT SHEET

BEST ROSE GARDEN LOCATION

Sailboat Gulf Access – 130 ft. Seawall – 1,000 ft. Water View (Sunset)
\$1,099,000 furnished – Large Dock & Lift – See Online Photo Presentation

www.seabim.com

1) LOCATION

- 1445 SW 57th St, Cape Coral, Florida 33914
- Western rear exposure with up to 1,000 ft. of water view (sunsets)
- Deep, 200 ft. wide Gulf access canal
- Best Location in the Rose Garden, fantastic neighborhood
- Very quiet street without thru-traffic, yet very close to Tarpon Point Marina (Yachting)
- Marinas (featuring cafés, restaurants, bars, live-events, yachts)
 - Tarpon Point: 3 minutes by car (15 minutes walking)
 - Cape Harbour: 9 minutes by car
- Boating (motor boat, sailboat, jet boat, jet ski, etc.)
 - 5 – 10 boating-minutes to the open waters of the Caloosahatchee River
 - Direct sailboat access (no bridge, no lock) to Gulf of Mexico
 - Weather-protected private dock (calm waters, easy to park boat)
 - Short distances to many beautiful beaches and small islands (only by boat)
- Cycling, Walking, Running
 - The Rose Garden and Tarpon Point is all cycling and walking area with bike lanes and quiet streets
 - 4 bicycle minutes to Tarpon Point Marina, 20 bicycle minutes to Cape Harbour Marina
 - 7 bicycle minutes to Rotary Park
 - One of Cape Coral's new bike routes passes in only 1 minute distance (look for marking CCCF)
 - Look at "www.capecoralbikeped.org/routes" for Cape Coral marked bicycle routes
- Tennis
Camelot Park (free): 9 minutes by car
- Kayaking, Canoeing, SUP:
 - Endless miles of paddling through the quiet waters of our inner City canals
 - 15 paddling-minutes to the yachting marinas of Cape Harbour, Tarpon Point
 - 15 paddling-minutes to our beautiful shore lines and to the "Great Calusa Blueway" (marked, see www.calusablueway.com); watch dolphin, manatees, fish, birds and much more
- Rotary Park
 - Nature trails, bird watching, home and garden classes, Butterfly House, playground, fitness trail, fenced dog park, parking: 4 minutes by car
- Playgrounds:
 - Rotary Park: 4 minutes, Camelot Park: 9 minutes, Four Freedoms Park with beach area: 8 minutes
- Golf Courses: Royal Tee Golf and Country Club: 15 minutes (many more in the area)
- Beaches (Gulf of Mexico)
 - Fort Myers Beach, Sanibel and Captiva Islands: 30 – 40 minutes by car
 - Many more beautiful beaches (by car and / or boat)

2) LOT / PARCEL

- Oversized lot with 12,600 sq. ft. and 130 ft. on the water (seawall)
- Western rear exposure on 200 feet wide Gulf access canal (sailboat access)
- Easy to turn even big boats because of intersecting canals
- Up to 1,000 ft. of water views with outstanding sunsets
- Large wooden boat dock with reinforced pilings
- 2 boat lifts, both new in 2011 for \$17,000
- 1 boat lift for large boat (25,000 lbs), 1 boat lift for a smaller boat (1,500 lbs) for jet boat or jet ski, etc.

3) BUILDING

- Built in 1990, living area 2,474 sq. ft., fully air-conditioned
- 3 bedrooms, 2 full bathrooms, 1 half-bathroom (also pool bath) (see below for additional master suite)
- 2-car garage
- Tile roof
- Spacious and bright living / kitchen area with high ceilings and recessed Halogen lighting
- Large glass sliding doors and windows
- Large upscale kitchen with solid cherry cabinets, kitchen island, custom granite counters
- Stainless steel appliances, custom installed high wine refrigerator
- New water heater in 2011, new air-conditioning in 2011

- Large swimming pool and spacious, paved pool deck
- Very private covered lanai at the pool side with wonderful view

- Well maintained landscaping, mature palm trees; outside lighting system
- Automatic sprinkler system

- Furnished without decorative items

- **TIP:** Seller has architectural plans to add another master suite (823 sq.ft.) to the south side of the house. This would result in 4 bedrooms, 3 bathroom, poolbath. (TWO master suites). Seller got prices between \$100,000 and \$150,000.

4) ADDITIONAL INFORMATION

- No rental restrictions, no other community restrictions
- 2013 property taxes were \$11,926
- City water, sewer and irrigation (no outstanding assessments)

- Property qualifies for the Seabim-Vacation-Portfolio

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