

FACT SHEET

197 ft. of Seawall – Gulf Access – Cape Harbour Area – 3-car Garage

\$529,000 – Furniture available – See photo presentation

www.seabim.com

LOCATION

- 1716 SW 50th Terrace, Cape Coral, Florida 33914
- Southern rear exposure
- On wide Gulf access Canal
- Attractive, quiet SW-neighborhood without thru-traffic
- Neighborhood strip mall (Publix, Walgreens, etc.): 5 minutes' walk
- Marinas, cafés, restaurants, bars, live-events:
 - *Cape Harbour*: 4 minutes by car, 7 minutes by bicycle
 - *Tarpon Point*: 9 minutes by car, 18 minutes by bicycle
- Cycling:
 - Many miles of bike lanes west of Chiquita Blvd.
 - Bike lanes connecting Matlacha (Pine Island) and Cape Harbour without traffic lights
- Tennis
Camelot Park: 4 minutes by bicycle
- Playgrounds:
 - *Camelot Park*: 15 minutes' walk
 - *Four Freedoms Park / small Beach*: 6 minutes by car
- Kayaking / Canoeing / SUP:
 - Unlimited miles of wonderful kayaking in our canals, through Nature Preserve and even the Gulf
 - 30 minutes to Spreader Canal
 - The South Spreader Canal has a paddle connection through the Nature Preserve to the trails of the Great Calusa Blueway (calusablueway.com); not allowed for motor boats.
- Boating:
Access to the Gulf of Mexico from private boat dock
- Nature Trails, Walking:
Rotary Park: 7 minutes by car

LOT / PARCEL (oversized)

- Almost DOUBLE the size of a regular lot (over 18,000 sq. ft, compared to 10,000 sq. ft.)
- 197 feet of seawall on the water (regular buildable lot is 80 ft.)
- On 150 feet wide Gulf access canal, southern rear exposure
- Large wooden boat dock with 17,000 lbs boat lift
- Dock includes entertainment area with tiki hut
- Additional entertainment area on the water on east side of the property (tiled).

BUILDING

- Built 1997, partially remodeled 2008
- Living area 2,028 square feet, fully air-conditioned
- 3 bedrooms, 2 bathrooms (one is also pool bath)
- Outside shower in lanai
- Outside bar (granite counter) to inside kitchen
- 3-car garage
- Great room design, large glass sliding doors
- Spacious and bright kitchen with island and all granite counter tops
- Stainless steel appliances
- Quality Hunter Douglas window treatments

- Hurricane Protection (Kevlar fabric)
- Tile roof

- Large screened pool deck
- New surface on lanai and pool deck
- Heated swimming pool (electric heat pump)
- Separate, custom spa on pool deck (2008)

- Beautiful landscaping with mature palm trees
- Automatic sprinkler system

ADDITIONAL INFORMATION

- City water and sewer
- All assessments PAID

- Property qualifies for Seabim-Vacation-Portfolio

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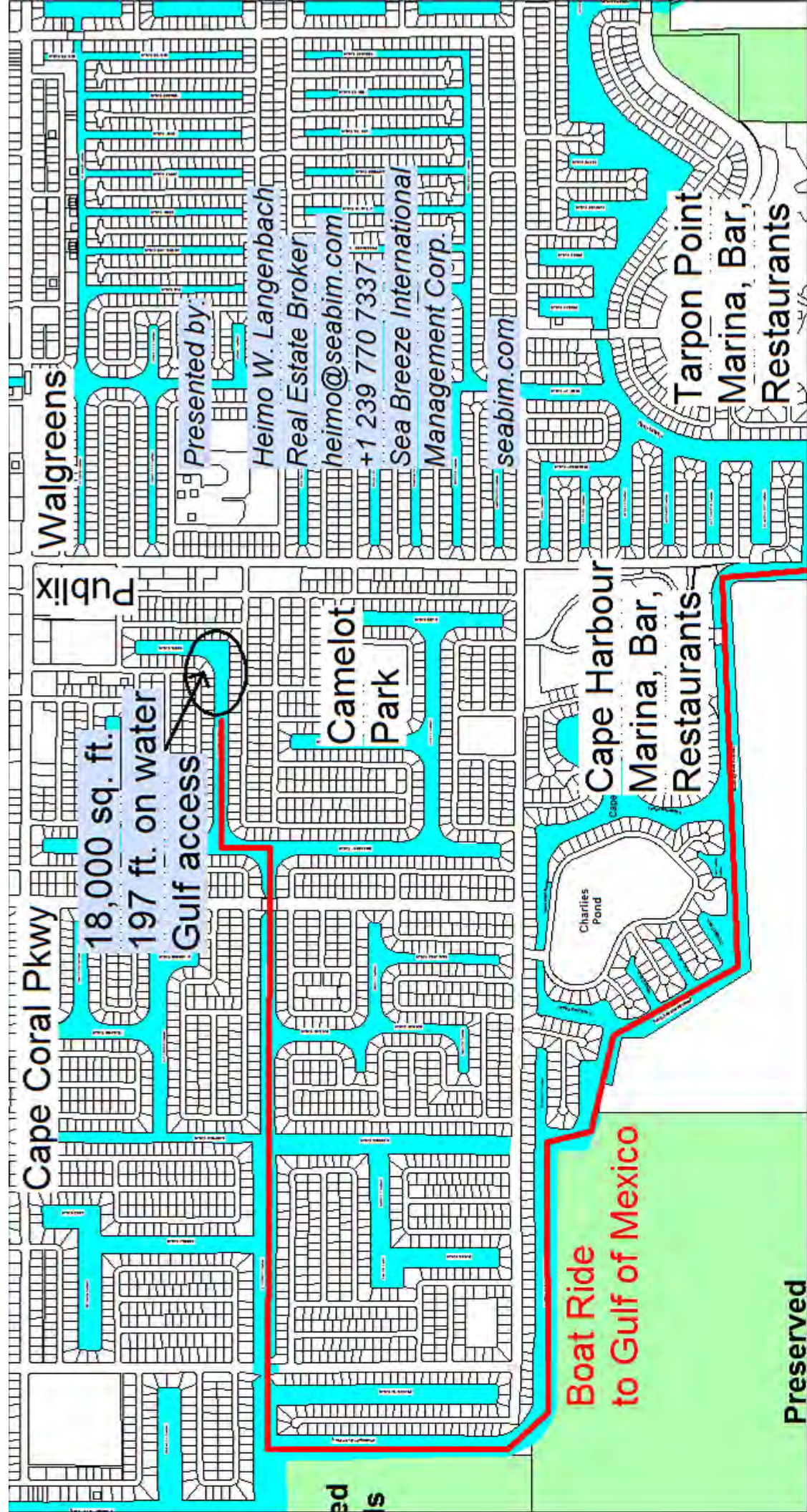
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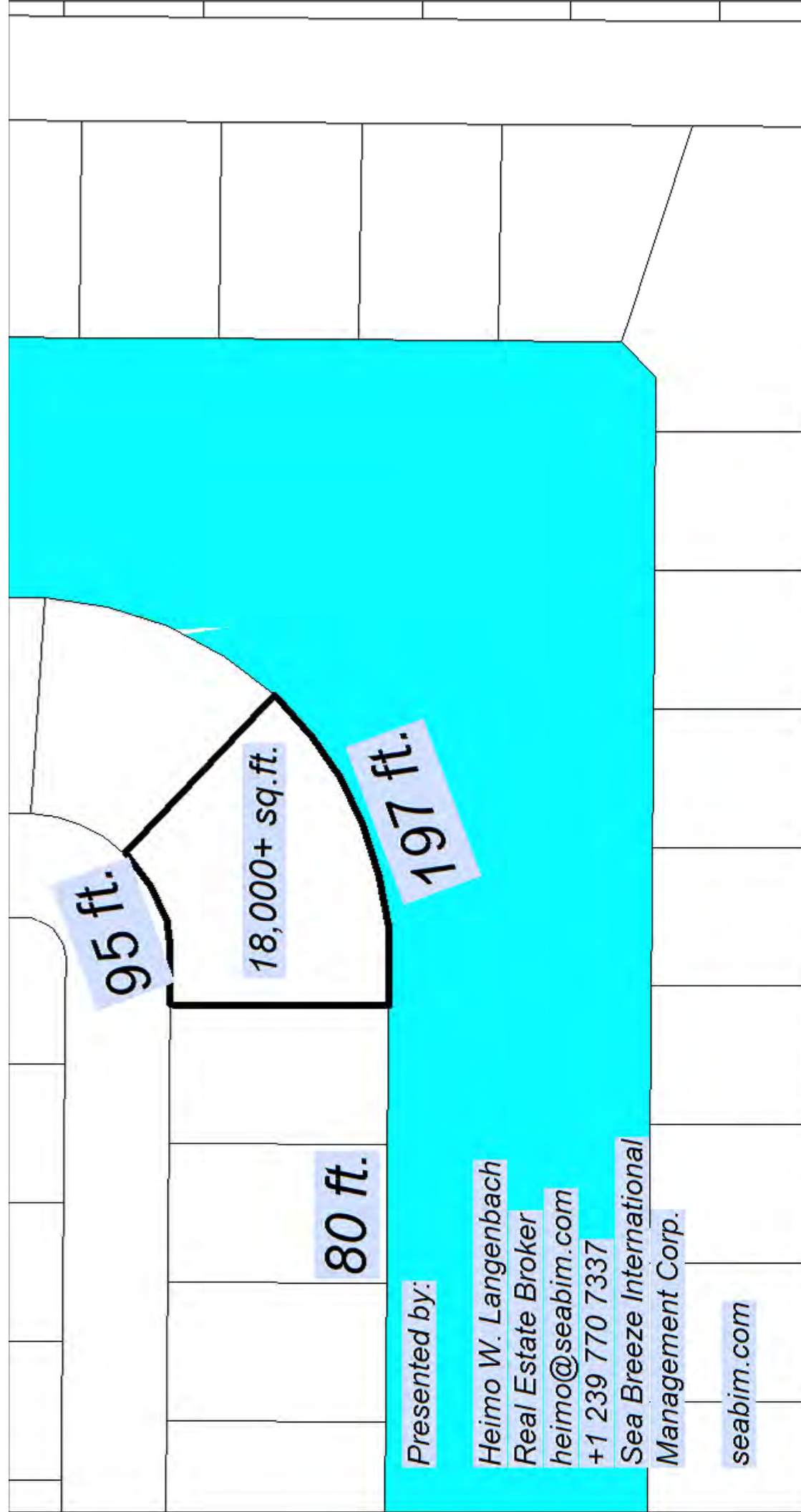




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