

## SAILBOAT Gulf Access – Outstanding Water VIEWS

Turnkey, fully furnished and equipped for \$665,000 – **Remodeled**

Listing Details, Photos, Aerials: <http://www.seabim.com/blog/?p=7338>

### LOT / PARCEL

- Oversized lot, 13,500 sq. ft. (regular lots are 10,000 sq. ft.), see graphics
- 103 ft. on the water (regular lots have 80 ft.)
- 150 ft. deep (regular lots are 125 ft. deep)
- On 240 ft. wide Gulf access canal, at the Spreader
- Fantastic water and nature views
- Beautiful sunrise and sunset in the summer
- Large wooden boat dock with boat lift
- Dock with entertainment area and tiki hut (almost new, expensive dock furniture)

### LOCATION

- 2849 SW 50<sup>th</sup> Terrace, Cape Coral, Florida 33914
- At the South Spreader Waterway, across from the Preserve
- Very attractive SW-neighborhood without thru-traffic
- Marinas, cafés, restaurants, bars, live-events:
  - Cape Harbour: 5 minutes by car (also connected via bicycle lane)
  - Tarpon Point: 12 minutes by car
- Cycling:
  - Next bike lane 1 minute away (Sands Blvd.)
  - Ride many miles of bike lanes
  - Bike lanes connecting Cape Harbour
- Tennis  
Camelot Park: 6 minutes by car
- Playground:
  - Camelot Park: 6 minutes by car
  - Four Freedoms Park (including “beach-area”): 10 minutes by car
- Kayaking / SUP:
  - Start paddling at the property:  
Many miles to kayak, including on the Spreader with view of the Preserve
  - For kayakers, the South Spreader Waterway has a connection through the Preserve to the trails of the Great Calusa Blueway ([calusablueway.com](http://calusablueway.com)). The “entrance” into the preserve is only half a mile away.
- Boating:  
Sailboat access to the Gulf of Mexico (no bridge), only about 30 minutes to the river
- Nature Trails, Walking:  
Rotary Park: 10 minutes by car
- Beaches
  - Fort Myers Beach
  - Sanibel Beach

## BUILDING

- Built 1999
- 1,809 sq. ft. of air-conditioned living area
- 3 bedrooms, 2 bathrooms
- 2-car garage, long paver driveway
- Paver lanai and paver pool deck
- Heated swimming pool (electric heat pump)
- Well maintained landscaping, mature palm trees; automatic sprinkler system
- Fully equipped with inside and outside furniture, TVs, dishes, bedding, towels, etc. ("turnkey")

### **Recent remodeling:**

- New master bathroom in 2015 (including free standing, illuminated whirlpool bathtub, new walk-in shower with free standing glass wall, all new wall and floor tiles, new toilet, new vanities, recessed ceiling LED lighting)
- New guest bathroom in 2015 (including new walk-in shower with free standing glass wall and door, all new wall and floor tiles, new toilet, new vanity)
- New flooring (tiles) in 2015
- New pool resurfacing and tiles in 2017

## ADDITIONAL INFORMATION

- 2017 property taxes were \$9,434.57
- City water and sewer (\$718 per year or about \$6,602 pay-off)
- If property stays in the Seabim-Vacation-Portfolio, existing bookings can be assumed.

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