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**MLS #:** 217047214

**Price:** \$418,000

**4320 SW 26th AVE, Cape Coral, 33914**

**Property Type:** Residential

**Community:**

**Subdivision:** Cape Coral

**Year Built:** 1997

**Bedrooms:** 3

**Bathrooms:** 2

**Square Feet:** 1,932

**Garage Spaces:** 2.00

**Pool:** Yes

## Listing Description

Check out this beautiful, meticulous, very well-cared for, WESTERN Exposure, GULF Access, TURN KEY, Single-Family, POOL Home, located on a 200ft. CANAL in one of the MOST BEAUTIFUL neighborhoods in the coveted SW Cape! This 3/2 home has been very well taken care of by its owner, and it shows! From the moment you pull onto the lushly landscaped street, you will feel at home! The floor plan is perfect for entertaining, with it's bright, open kitchen that faces the spacious family room. Plus, there is plenty of additional space to mingle in the formal living & dining rooms. As an added bonus, the roof was replaced in 2013, he had a new air conditioner installed in 2015, and in 2016 he added new gutters, a new pool fence & new screen door. Of course, the best part of this home is the 200 ft. GULF ACCESS canal that can be easily viewed from the open-air pool! This beautiful home is being offered TURNKEY, including the kayak and paddleboat-just bring your clothes & your toothbrush! Hurry up and schedule your private showing before it's too late.

## Property Features

- **Subdivision:** Cape Coral
- **Waterfront:** Yes
- **View:** Canal
- **Waterfront Description:** Canal
- **Garage:** Attached
- **Garage Spaces:** 2.00
- **Windows:** Sliding
- **Construction:** Concrete Block
- **Roof:** Shingle
- **Additional Rooms:** Family Room, Guest Bath, Guest Room, Laundry in Residence, Screened Lanai/Porch
- **Appliances:** Auto Garage Door, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator/Icemaker, Security System, Smoke Detector, Washer
- **Interior Features:** Cable Prewire, High Speed Available, Pantry, Vaulted Ceiling, Window Coverings
- **Exterior Features:** Sprinkler Auto
- **Amenities:** None
- **Furnished:** Turnkey
- **Foreclosure:** No
- **Short Sale:** No
- **Lot Dimensions:** F:80 - R:125 - B:80 - L:125
- **Acres:** 0.2296
- **Rear Exposure:** W
- **Restrictions:** See Remarks
- **Heating:** Central Electric
- **Cooling:** Ceiling Fans, Central Electric
- **Water:** Assessment Unpaid
- **View:** Canal
- **Irrigation:** Assessment Unpaid
- **Pets:** Yes
- **Possession:** At Closing