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MLS #: 218051616

Price: \$359,900

1305 SE 40th TER, Cape Coral, 33904

Property Type: Residential

Community:

Subdivision: Cape Coral

Year Built: 1976

Bedrooms: 3

Bathrooms: 2

Square Feet: 1,466

Garage Spaces: 2.00

Pool: Yes

Listing Description

RECENTLY REMODELED WATERFRONT GULF ACCESS POOL HOME IN EXCELLENT LOCATION! BRAND NEW SCREEN ENCLOSURE OVER THE POOL AND ENLARGED POOL DECK!(2018) So many new features please ask your agent to print out the attached list of improvements for you and make sure to see the virtual tour. 5 minutes to downtown Cape Coral and easy access to Ft Myers, walk to Veterans Park and only a 5 minute boat ride until you are out on the Caloosahatchee River! With your own private dock & boat lift w/water & electric caring for your watercraft will be a breeze. Some of the new features include new architectural shingled roof(2016), new a/c(2012), new pool & brick paved patio(2016), new impact double pane PGT windows and sliding doors(2017), new sleek plank tile flooring, crown molding & recessed lighting throughout the entire home(2016), new ceiling fans, new kitchen with custom maple wood soft closing cabinets, granite counter tops, italian stone backsplash & upgraded stainless steel kitchen appliances(2016). This home is on city water & sewer and ALL ASSESSMENTS HAVE BEEN PAID!! No associations to prevent this property from becoming the perfect vacation rental property.

Property Features

- **Subdivision:** Cape Coral
- **Waterfront:** Yes
- **View:** Canal
- **Waterfront Description:** Canal,Navigable,Seawall
- **Garage:** Attached
- **Garage Spaces:** 2.00
- **Windows:** Single Hung,Solar Tinted
- **Construction:** Concrete Block
- **Roof:** Shingle
- **Additional Rooms:** Laundry in Garage,Screened Lanai/Porch
- **Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator/Icemaker, Self Cleaning Oven, Washer
- **Interior Features:** Walk-In Closet
- **Exterior Features:** Fence, Patio
- **Amenities:** None
- **Furnished:** Negotiable
- **Foreclosure:** No
- **Short Sale:** No
- **Lot Dimensions:** F:80 - R:125 - B:80 - L:125
- **Acres:** 0.2296
- **Road:** Paved Road,Public Road
- **Rear Exposure:** N
- **Restrictions:** No RV
- **Heating:** Central Electric
- **Cooling:** Ceiling Fans,Central Electric
- **Water:** Assessment Paid,Central
- **View:** Canal
- **Irrigation:** Assessment Paid,Central
- **Pets:** Yes
- **Possession:** At Closing