

\$225,000

CONDOMINIUM

1120 SE 46th ST 2B

1120 SE 1120 SE 46th Street Unit 2B Street, Cape Coral, Florida, 33904, United States

Property Details

Type	Condominium
MLS #	2026019913
Bedrooms	2
Building size	1225 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

TURNKEY OPPORTUNITY! EVERYTHING STAYS! Welcome to effortless Southwest Florida living in this beautifully appointed GULF ACCESS waterfront condo located in highly desirable SE Cape Coral, just seconds from the heart of Downtown Cape Coral. Enjoy being moments away from some of the area's best dining, shopping, nightlife, and entertainment, including brick-paver bar hopping, bike nights, art walks, the popular Saturday Farmers Market, and the widely renowned Red, White & BOOM celebration held annually near the Cape Coral Bridge. Offering a rare combination of style, convenience, and value, this residence is ideal as a seasonal retreat, full-time residence, or investment opportunity with a minimum 2-month leasing policy and a relaxed, investor-friendly condo association experience. Step inside to discover a true turnkey opportunity being offered with no exclusions. Tasteful updates throughout include granite countertops, upgraded tile flooring throughout the entire unit (no carpet!), fresh drywall and paint work, and a beautifully updated primary suite featuring a remodeled shower, elevated granite vanity top, and additional cabinetry for enhanced storage. The kitchen is both functional and inviting, complete with a wine fridge and ample prep space perfect for entertaining guests. One of the standout features of this residence is the exceptional amount of storage rarely found in condo living. In addition to a private exterior storage closet, the unit features a spacious under-air storage room conveniently located between the

bedrooms, providing abundant tucked-away space for seasonal items, hobbies, or everyday essentials. An in-residence laundry area adds even more convenience to daily living. Peace of mind comes easy with a NEWER WATER HEATER (2025) and a washer that is only approximately one year old. Step out onto the tiled lanai and unwind while overlooking the beautifully maintained community grounds and enjoying the laid-back waterfront lifestyle Southwest Florida is known for. This meticulously maintained community offers an impressive list of amenities and inclusions, with the association covering covered parking (one designated space plus ample guest parking) pest control, lawn maintenance, water, pool care, flood insurance, and exterior maintenance. Residents also enjoy a HEATED community pool with a resurfaced pool deck completed in 2024, along with a charming covered tiki sitting area by the water — the perfect place to relax and soak in the Florida sunshine. If you've been searching for a low-maintenance waterfront Cape Coral property with stylish upgrades, outstanding amenities, exceptional storage, and unbeatable proximity to Downtown Cape Coral, this is one opportunity you will not want to miss. Schedule your private showing today.

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