

\$315,000

SINGLE FAMILY RESIDENCE

4317 NW 40th TER

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Property Details

Type	Single Family Residence
MLS #	2026019635
Bedrooms	4
Building size	2153 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

Skip the new-construction wait and the assessment bill. 4 bed, 2 bath, 1,712 sq ft, 2-car garage in NW Cape Coral. No HOA. No CDD. Fully fenced 0.23-acre lot. Pet-friendly. Pool-ready. Never flooded. You move in now. This is the cost difference most listings skip: well and septic with a water softener already in place. No city water or sewer assessment today. Next review is not scheduled until 2045 or later. Buyers in other northern Cape sections are already paying \$25,000-\$35,000+ assessments plus higher monthly utilities. This owner keeps nearly 20 years of lower carrying costs. The work is done. New roof 2022. New A/C 2022. New water heater 2024. Hurricane-rated front door 2024. Updated kitchen and both baths. Tile throughout. Open concept, split bedrooms, cathedral ceilings. Expanded screened lanai, covered deck, gazebo, and irrigation. Room for a pool. One-year home warranty included. Seller relocating. Compare the payment on a finished, fenced home with no assessment to a new build that still needs time, yard, and a utility bill.