

\$630,000

SINGLE FAMILY RESIDENCE

1825 NW 31st AVE

1825 NW 1825 NW 31st Avenue Avenue, Cape Coral, Florida, 33993, United States

Property Details

Type	Single Family Residence
MLS #	2026018851
Bedrooms	4
Building size	2831 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3
Floor	1
Exterior	Block
Interior	Tile

Description

Pull up to this beautifully built 2023 custom home and you already know - someone put real thought into this one. The metal roof, oversized 3-car garage, impact windows and doors, and clean lines set the tone before you even walk through the door, and sitting on an oversized triple lot of nearly a third of an acre, there's space here that most new builds simply can't offer. Come on inside, where tile plank flooring runs throughout the entire home and the living room opens up wide - the kind of space where a big sectional still has room to breathe - flowing right into a dedicated dining area that's open to everything but still has its own sense of place, perfect for Sunday dinners or a casual pizza night with the game on. From there, the kitchen pulls you in with quartz countertops, custom cabinetry, and plenty of counter space to actually cook and room to spread out when it counts. The primary suite is a true retreat featuring dual walk-in closets, dual sinks, a soaking tub, and a spa-like shower that makes mornings something to look forward to, while three additional bedrooms give everyone their own space - including a private guest suite with its own ensuite bath, ideal for family, friends, or multigenerational living. Step outside and the oversized pool is ready for a lazy afternoon with plenty of room to relax and recharge. Just beyond it, a finished seawall lines the freshwater canal, offering the kind of peaceful water view that makes every day feel a little more like a vacation - and when you're ready to get out on the water, there's plenty of room to fish, kayak, or take the boat out

through the canals. When you're ready to explore, you're just minutes from Burnt Store Road with quick access to shops, restaurants, Punta Gorda, and Fort Myers, and gorgeous Coral Oaks Golf Course is just a few short blocks away. One more thing buyers will love - this property has a FEMA Letter of Map Amendment (LOMA) confirming it is NOT in a flood zone, flood insurance is not required by lenders, and full documentation is available upon request. 4 bedrooms | 3 full baths | 3-car garage | .30-acre lot | Built 2023.

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