

\$575,000

SINGLE FAMILY RESIDENCE

4305 SE 1st AVE

4305 SE 4305 SE 1st Avenue Avenue, Cape Coral, Florida, 33904, United States

Property Details

Type	Single Family Residence
MLS #	226015832
Bedrooms	4
Building size	2095 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	2
Floor	1
Exterior	Block
Interior	Tile

Description

This beautifully maintained turnkey 4-bedroom, 2-bath canal-front pool home offers the perfect blend of comfort, upgrades, and investment potential in a prime Cape Coral location. Situated on the San Carlos Canal—one of the area's largest mainline canals—this property offers excellent boating access to open water with just one bridge, making it a true boater's dream. The dock is equipped with electric and water, along with a 7,000 lb boat lift featuring a brand-new canopy. Ideally positioned in one of Cape Coral's hottest and most sought-after areas, this location offers the ultimate Southwest Florida lifestyle—where boating, waterfront dining, and sunset cruising are part of everyday life. Spend your days exploring nearby beaches, heading out for fishing adventures, or docking at local restaurants for dinner by the water. With close proximity to shopping, entertainment, and vibrant nightlife, this area continues to attract both full-time residents and visitors alike, making it especially appealing for a vacation rental opportunity. Designed for effortless Florida living, the home features a light and bright interior with a flowing layout that lives comfortably for both everyday living and entertaining. Step outside to a spacious lanai with an in-ground saltwater pool overlooking the canal, creating a peaceful, private setting that truly captures the essence of a Florida escape. Recent updates provide peace of mind, including a new roof (2023), pool pump and heater (2023), pool screen enclosure (2022), and AC system (2020). The home is equipped with impact-resistant windows

throughout most areas, adding security and efficiency. A 2-car garage offers added convenience and storage. With a strong vacation rental history, this property presents an exceptional opportunity as a highly desirable vacation rental property, full-time residence, or seasonal retreat. Importantly, the home has never experienced water intrusion from previous storms—a standout feature that provides exceptional peace of mind. Despite recent hurricane activity in Southwest Florida, this property has remained dry, reinforcing the home’s strength, positioning, and desirability—an invaluable advantage for both homeowners and investors. Enjoy the ideal combination of waterfront living, modern updates, and relaxed coastal charm—this is truly a place to unwind and enjoy the Florida lifestyle.

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