

\$734,990

SINGLE FAMILY RESIDENCE

340 SW 31st AVE

340 SW 340 SW 31st Avenue Avenue, Cape Coral, Florida, 33991, United States

Property Details

Type	Single Family Residence
MLS #	2026040735
Bedrooms	4
Building size	3096 sq. ft.
Air conditioning	Yes
Heating	Central
Bathrooms	3
Floor	1
Exterior	Block
Interior	Tile

Description

Welcome to elevated Florida living in the highly desirable SW Cape Coral area. This exceptional new construction pool and spa home showcases superior craftsmanship, luxurious finishes, and thoughtful design throughout. Built with quality at the forefront, the home features impact-resistant windows and doors throughout, offering enhanced storm protection, energy efficiency, security, and peace of mind. Offering 4 spacious bedrooms, 3 beautifully appointed bathrooms, and a 3-car garage, this residence was designed to deliver both luxury and functionality. From the moment you enter, the quality of construction is evident in the soaring volume ceilings, elegant tile flooring, upscale finishes, and attention to detail throughout. At the heart of the home is a stunning gourmet kitchen featuring quartz countertops, premium appliances, a dedicated bar area, and wine cooler—perfectly designed for both everyday living and entertaining. The open-concept layout flows seamlessly into the expansive great room, where tray ceilings, oversized impact windows, and large sliding glass doors bring in abundant natural light while connecting the interior to the outdoor living space. The owner’s suite offers a true private retreat, complete with dual vanities, a luxurious walk-around shower, relaxing soaking tub, upgraded mirrors, and spacious walk-in closets finished with custom wood shelving. Step outside to your own private resort-style oasis. The expansive paved lanai features a saltwater pool and spa, screened enclosure, and a fully equipped outdoor kitchen with quartz

countertops. A convenient outdoor shower completes the space, creating an incredible setting for entertaining, relaxing, and enjoying the Southwest Florida lifestyle year-round. Additional upgrades include full impact-resistant windows and doors, epoxy-coated garage flooring, sprinkler system, included washer and dryer, and professionally designed landscaping with lush Floratam sod and beautiful Sylvester palms. Ideally located near shopping, dining, entertainment, and everyday conveniences, with Sun Splash Family Waterpark and downtown Cape Coral just minutes away, this remarkable new construction home stands apart for its high-quality build, elevated finishes, full impact protection, and resort-inspired design. This is more than a new construction home—it's a thoughtfully crafted luxury residence designed for the very best of Southwest Florida living.

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