

# FACT SHEET

## Gulf Access 8-LAKES Home

*85 ft. on the Lake – 1,000 ft. of Lake View – Cul-de-Sac – 4/4.5/3  
Large private Dock & Boat Lift – Turnkey furnished – Vacation Rental Option*

**www.seabim.com**

### 1) LOCATION

- 5423 SW 6<sup>th</sup> Ave, Cape Coral, Florida 33914
- GULF ACCESS LAKE
- Over 1,000 ft. of water view (sunrise); lake view on BOTH sides of the street
- Southern 8-Lakes: Close to Rose Garden, away from Cape Coral Pkwy.
- Very quiet street without thru-traffic; cul-de-sac
- New homes being built in the street
- Boating
  - - 25 minutes to the Caloosahatchee River, no lock
  - Calm waters at the private dock
  - Short distances to many beautiful beaches and small islands
- Marina (featuring *cafés, restaurants, bars, yachts, dolphin and sunset cruises*)
  - Tarpon Point Marina: 3 minutes by car
- Cycling, Walking, Running
  - The Rose Garden / Tarpon Point area is probably the nicest neighborhood of the whole city; it is all about cycling, walking, running and nature
  - Bike lanes and quiet streets (20 seconds to next bike lane)
  - 3 bicycle-minutes to Rotary Park
  - 6 bicycle-minutes to Tarpon Point Marina
- Kayaking, Canoeing, SUP:
  - Great paddling on Lake Britannia and through the Rose Garden; start right from property
  - 60 paddling-minutes to the yachting marinas of Cape Harbour and Tarpon Point
  - 60 paddling-minutes to the “Great Calusa Blueway” (marked, see [www.calusablueway.com](http://www.calusablueway.com))
- Rotary Park (5 walking-minutes)
  - Nature trails, fitness trail, playground, bird watching, home and garden classes, Butterfly House, fenced dog park
- Playgrounds:
  - Rotary Park: 1 car-minute, Camelot Park: 9 car-minutes, Four Freedoms Park with beach area: 8 car-minutes
- Tennis
  - Camelot Park (free): 9 minutes by car
  - Yacht Club: 8 minutes by car
- Golf Courses: Royal Tee Golf and Country Club: 15 minutes (many more in the area)
- Beaches (Gulf of Mexico)
  - Fort Myers Beach, Sanibel and Captiva Islands: 30 – 40 minutes by car
  - Many more beautiful beaches (by car and / or boat)

## 2) LOT / PARCEL

- Oversized lot with 85 ft. on the water
- Almost new seawall
- Over 1,000 ft. feet wide Gulf access lake (sunrise)
- Almost new boat dock with entertainment area, tiki hut, and 2015 boat lift
- Additional lake view across the street from second floor terrace (sunset)

## 3) BUILDING

- Almost NEW: Built in 2014, air-conditioned living area of 3,538 sq. ft.
- 3-car garage (could be divided into 2-car-garage plus 1 private garage)
- All impact resistant windows and doors (no shutters necessary)
- First floor: TWO master-suites plus 1 bedroom with 1 full bathroom, 1 pool bath  
second floor: 1 bedroom, 1 full bathroom, 1 outside terrace towards west  
both floors totaling 4 bedrooms, 4 bathrooms, 1 pool bath (1/2)
- Very bright (daylight) and spacious master bathrooms
- Separate **office** (den).
- Tiles throughout the whole house
- Pool area towards east (sunrise), second floor terrace towards west (sunset)
- Heated swimming pool and paved pool deck with tanning area; outside shower
- Large covered lanai at the pool with gorgeous views

## 4) ADDITIONAL INFORMATION

- TURNKEY: Fully furnished and equipped with everything to move in or rent out to vacation renters
- Vacation rental income within the seabim-vacation-portfolio (est. annual gross \$80,000)
- Future bookings already in place (over \$35,000)
- City water, sewer and irrigation (no outstanding assessments)

## 5) HIGHLIGHTS

- Almost NEW house with large boat dock and lift
- TWO large Master Suites (4 bedrooms, 4.5 bathrooms, 3 car garage)
- Lakes on BOTH sides of the street
- SUNRISE on pool deck and lanai and SUNSET on second floor terrace
- Possible participation in Seabim-Vacation-Portfolio with estimated annual gross INCOME of \$80,000 (future bookings of over \$35,000 already in place).

**Heimo W. Langenbach**, Licensed Real Estate Broker  
Phone 239 770 7337 – heimo15@seabim.com

Sea Breeze International Management Corp.  
4306 Del Prado Blvd. South, Cape Coral, Florida 33904

**seabim.com**