

2000 Sailboat Gulf Access Home

1415 SW 49th St, Cape Coral

Fully Furnished – CAPE HARBOUR Area – Great Gulf Access

Seabim-Vacation-Portfolio – seabim.com

1) LOT / PARCEL

- Great boating: SAILBOAT Gulf access, only about 25 minutes to the river, no lock, no bridge
- Large modern boat dock, high quality plastic decking
- Regular lot of 10,000 sq. ft. with 80 ft. on the water
- Not near the end of the canal (no dirt collection, good view right and left)
- Northern exposure of pool deck and lanai (sun the whole day)
- Quiet street and neighborhood

2) BUILDING

- Built in 2000
- Living area 2,108 square feet, fully air-conditioned
- 3 bedrooms, 2 full bathrooms (one remodeled)
- Great-room design (living, kitchen, dining)
- Additional office or formal dining room
- Living area full of daylight; many large windows
- 2-car garage
- Tile roof

- 2 bedrooms with direct access to lanai and pool deck
- ALL flooring is tiles or quality laminate, no carpets
- 1 bathroom was recently remodeled (see photo)
- All furniture, equipment and appliances included, inside and outside

- Swimming pool (electric heat pump)
- Large pool deck (width of the house)
- Tiled pool deck and covered lanai

- Well maintained landscaping, beautiful palm trees

3) ADDITIONAL INFORMATION

- 2016 property taxes were \$8,661.53
- City water, city sewer and city irrigation in place (all assessments paid)
- Fully furnished and equipped for use as a second home and vacation rentals
- Future bookings are already in place within the Seabim-Vacation-Portfolio

4) LOCATION

- 1415 SW 49th St, Cape Coral, Florida 33914
- On a saltwater, direct Gulf access canal (sailboat access)
- Near Cape Harbour, south of Cape Coral Pkwy.
- Quiet southwest-neighborhood without thru-traffic
- Boating (Gulf access)
 - 25 minutes (approx.) to the Caloosahatchee River, no bridge, no lock
 - Short distance to many beautiful beaches and small islands
- Kayaking, Canoeing, SUP (from private boat dock):
 - Through the endless city canals
 - Into the Caloosahatchee River: 2 miles
 - To Cape Harbour: 2 miles
 - To Tarpon Point Marina: 3 miles
 - Great Calusa Blueway Trail (calusablueway.com)
- Marinas (cafés, restaurants, bars, yachts, dolphin cruises, etc.)
 - *Cape Harbour*: 3 minutes by car
 - *Tarpon Point*: 10 minutes by car
- Cycling
 - To Cape Harbour in a few minutes
 - To Tarpon Point, Rotary Park, Rose Garden a few minutes more
 - Many cycling starting points, for example bike lane on El Dorado Pkwy W.
 - Follow one of the paths on Cape Coral Bicycle Routes
- Tennis
 - Camelot Park (free): 3 minutes by car, 6 minutes by bicycle
 - Yacht Club: 10 minutes by car
- Golf Courses: 10 - 15 minutes by car
- Nature Trails / Park
 - Rotary Park*: 10 minutes by car
 - (Nature trail, bird watching, gardening classes, butterfly house, dog park, fitness trail, playground)
- Playgrounds:
 - Camelot Park: 3 minutes by car
 - Rotary Park: 10 minutes by car
 - Four Freedoms Park / Beach: 10 minutes by car
- 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)

Contact us via email, website or call **239 770 7337**.

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