

CONDOMINIUM

3612 SE 12th AVE 1

3612 SE 12th Avenue, Cape Coral, Florida, 33904, United States

Property Details

Type	**Condominium**
MLS #	**2026004527**
Bedrooms	**2**
Building size	**1486 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Laminate**

Description

Price reduction! First floor, Gulf access, larger corner unit at 1486 square foot under air, 2 bed, 2 bath on the Extra wide/200-foot Rubicon canal. Guest bedroom has its own private Garden area from the sliding glass doors. Roof was replaced in 2022, A/C was replaced in 2020, new stainless-steel appliances, Kitchen Cabinets, Remodeled Baths, Fans, lighting. Tile throughout and high-end laminate flooring in Bedrooms. Nothing left to do but relax and watch the Dolphins and boats go by. Note: Tenant in place until June 30, 2026, but says she is flexible to move out if necessary for new owners. Also 2-year ownership before you can rent. This has kept the Complex at 6 owners and 2 rentals. This complex is great if you want to acquire a loan due to the percentage of owners to renters. There are no pets allowed, but tenant has a legal support animal document! Dock space at the Captains Walk/Dock is first come first serve. No boatlifts to date. Water and sewer are included in the association fee. Complex is located in an X 500-year flood zone/no flood insurance required. Unit has Hurricane Shutter protection on all openings. Note: Pictures were taken prior to tenant, as tenants furniture is different, but Remodeled unit is same as brand new.