
$599,000
RESIDENTIAL
3100 NW 45th PL
3100 NW 45th Place, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026003155**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.48 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

Picture yourself sipping morning coffee while watching dolphins dance through the sparkling waters of your very own intersecting canal. This exceptional extra large vacant lot offers the rare opportunity to craft your dream luxury waterfront home in one of Cape Coral's most desirable boating communities. The lot boasts a brand-new 225 ft seawall, eliminating one of the most significant investments in waterfront property ownership. With sailboat access and southwest-facing views that will paint your evenings in golden hues, this property is a boater's ultimate fantasy come true. Whether you're heading out for a day of fishing or embarking on an adventure to the islands, the water is literally your highway. Location doesn't get much better than this. Tucked away in a quiet, established neighborhood, you'll enjoy the peaceful tranquility of residential living while remaining just a short cruise from some of Southwest Florida's most enchanting destinations. Burnt Store Marina sits nearby for provisions and dining, while the charming fishing village of Matlacha offers eclectic shops and phenomenal seafood. Venture a bit further and discover the natural wonders of Cayo Costa, the quirky charm of Cabbage Key, or the upscale elegance of Boca Grande. This is more than a piece of land—it's an invitation to design the Florida lifestyle you've always dreamed about. The generous lot size provides ample room for your custom residence, pool, outdoor entertaining areas, and of course, your boat dock. Opportunities like this don't surface often in such prime waterfront locations. Schedule your private showing and start planning your coastal masterpiece!