
$139,900
RESIDENTIAL
31 NE 12th CT
31 NE 12th Court, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026002567**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Nice, cleared freshwater canal lot, not in a flood zone, Eastern exposure with newer seawall already installed!! With Greene Canal in your backyard, you will have boating access to Shamrock Lake, Lake Saratoga, Lake Kennedy, etc. for excellent fishing or just relaxing! This homesite is located off Hancock Bridge Parkway with all city utilities in place and paid in full--no assessments to assume. Great location with convenient access to Del Prado Blvd and Pine Island Rd for all your shopping, entertainment and dining enjoyment. There is a burrowing owl nest on the property, but a right-hand garage home may be able to be built without having to relocate owls' nest. There is a boundary survey attached to this listing plus basic Rules & Regulations for protected species and construction with phone numbers to call for more details.