
$310,000
3207
SINGLE FAMILY RESIDENCE
3207 40th ST W
3207 40th Street, Lehigh Acres, Florida, 33971, United States

Property Details

Type	**Single Family Residence**
MLS #	**2025025024**
Bedrooms	**4**
Building size	**2029 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

$10,000 PRICE REDUCTION **BRAND-NEW CONSTRUCTION • NO FLOOD ZONE • MOVE-IN READY • GENERATOR READY- IMPACT WINDOWS*** Why wait to build when you can move into a **beautiful brand-new 4-bedroom home with upgrades already in place? This thoughtfully designed 2-bath home offers nearly 1,400 sq. ft. of air-conditioned living space**, a 2-car garage, and the modern finishes buyers are looking for—without the wait, construction headaches, or added expense of upgrading a new build yourself. Step inside and you'll immediately notice the difference. **32-inch custom tile flooring runs throughout the home**, complemented by impressive **8-foot interior doors** and a bright natural lighting floor plan designed for comfortable everyday living and easy entertaining. The stylish kitchen features **quartz countertops** and a spacious layout that opens naturally into the living and dining areas. The primary suite provides a relaxing retreat with a generous walk-in closet and a beautiful ensuite bath featuring **dual vanities and a large walk-in shower**. And the upgrades keep coming! **All-new appliances—including the clothes washer and dryer—are included.** LED vanity mirror lighting, ceiling fans, and the garage door opener are already installed, making this home truly **move-in ready from day one**. Peace of mind comes standard with a **whole-house generator inlet box and transfer switch**, giving you the ability to connect a generator when needed. Even better, this property is **OUTSIDE THE FLOOD ZONE**, offering an

added layer of security and potentially helping reduce the cost and hassle associated with flood insurance. Step outside to the **covered under-truss lanai** and spacious backyard. There’s plenty of room to design your own private Florida oasis—with space for a **future pool, outdoor kitchen, entertaining area, or garden**. A dedicated laundry room with utility tub adds another practical touch to this well-planned home. Located on a **quiet street near Sunshine Boulevard and Lee Boulevard**, this home offers a peaceful setting while keeping you conveniently close to shopping, dining, golf, parks, recreation, and everything Lehigh Acres has to offer. With easy access to Fort Myers and Southwest Florida’s beautiful Gulf Coast beaches, you’ll enjoy the best of a relaxed Florida lifestyle with the convenience of nearby city amenities. **Brand-new construction. Premium upgrades. No flood zone. Generator-ready. $5,000 seller incentive.** **This is the kind of home that checks the boxes buyers are looking for—and it's ready for you now. Don’t miss your opportunity to make it yours!**
