


RESIDENTIAL

# 3712 SW 17th AVE

3712 SW 17th Avenue, Cape Coral, Florida, 33914, United States

## Property Details

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|---|---|
| Type | **Residential** |
| MLS # | **2025017097** |
| View | **Canal** |
| Waterfront | **Canal** |
| Lot size | **0.23 acres** |
| Neighborhood | **CC22 - Cape Coral Unit 69,70,72-** |
| Subdivision | **CAPE CORAL** |

## Description

Build your future home on this western exposure Gulf Access waterfront property and enjoy year around boating and fishing from your back yard. Nearby amenities include shopping centers, dining, and recreational facilities, ensuring that every convenience is within easy reach. City utilities are already installed with a small remaining balance to be assumed by the buyer. let your children walk to school instead of busing them, just a few blocks away is Gulf Middle School, and right around the corner is Ida S. Baker High School. Just think of the major convenience for you and your family. Property next door is also available. The next step is yours!