

RESIDENTIAL

1319 NW Juanita PL

1319 NW Juanita Place, Cape Coral, Florida, 33993, United States

Property Details

Type	**Residential**
MLS #	**2025008781**
View	**Landscaped**
Lot size	**0.24 acres**
Neighborhood	**CC41 - Cape Coral Unit 37-43,48,49**
Subdivision	**CAPE CORAL**

Description

This is a rare opportunity to secure an OVERSIZED 85 x 125 EASTERN EXPOSURE HOMESITE in a sought-after section of Cape Coral. The property is MOSTLY CLEARED AND READY TO BUILD, saving you time and expense in site preparation. With its larger-than-standard size, this lot gives you more flexibility in designing your future home, extra room for a spacious lanai and pool, and plenty of outdoor living or gardening space. The EASTERN EXPOSURE is highly appealing because it provides gentle morning sunshine across your backyard, lanai and pool area while keeping afternoons cooler and more comfortable. This orientation is ideal for those who love to start their day with warm natural light and then enjoy shaded afternoons that make outdoor living, dining, and relaxing by the pool especially enjoyable. For many homeowners and builders, eastern exposure strikes the perfect balance between brightness and comfort. Another highlight is the central location. An additional advantage is that the property is NOT LOCATED IN A FLOOD ZONE, offering peace of mind for homeowners and reducing long-term ownership costs. This lot is tucked just off SANTA BARBARA BLVD in the heart of the city, placing you only minutes from shopping, dining, schools, and parks, with convenient access to major roadways that connect you quickly to Fort Myers and beyond. The surrounding neighborhood is attractive and well-kept, giving your new home a beautiful setting while also supporting long-term property values. It’s the kind of area that immediately feels welcoming while offering the investment security that comes from being in an established, growing community. According to the City of Cape Coral, this property is located within the N6 UTILITY EXPANSION PROJECT, which at the time of listing the property is slated for construction in 2030. Buyers are encouraged to confirm details directly with the City of Cape Coral, but this planned improvement is another factor that supports long-term value and growth in the area. Recreational options are abundant, with nearby boat ramps, golf courses and community centers. From this location, you can

easily reach the white-sand beaches of SANIBEL, CAPTIVA AND FORT MYERS BEACH, or spend a day boating, fishing, and exploring the GULF OF AMERICA. Living here means being in the heart of one of Florida’s fastest-growing cities, with a lifestyle defined by sunshine, water and year-round outdoor enjoyment. Whether you are ready to build now or prefer to hold the property as a future investment, this OVERSIZED 85 x 125 EASTERN EXPOSURE LOT offers the features buyers want most—more space, a cleared site, a prime central location, and future city utilities. Bring your builder, your blueprints and your vision. Call your Realtor today! For the convenience of all parties, Encore! Realty Services requests that all offers be submitted in writing on the most recent Florida Realtors Vacant Land Contract and accompanied by proof of funds. NO verbal offers are accepted.
