

SINGLE FAMILY RESIDENCE

36 NW 12th PL

36 NW 12th Place, Cape Coral, Florida, 33993, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026045788**
Bedrooms	**3**
Building size	**2410 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

HUGE Short Sale Opportunity $92,000 Under Market Value! 2023 Construction with Impact Windows & Doors in NW Cape Coral Located in NO Flood Zone X – flood insurance not required. Do not miss this opportunity to own a 3-bedroom, 2-bath home with a 2-car garage, completed in 2023 and thoughtfully designed with modern finishes throughout. Built by Unique Homes, this residence offers quality craftsmanship, a functional great-room layout, and a desirable split-bedroom floor plan ideal for families, retirees, or seasonal living. The open-concept kitchen flows seamlessly into the living area and features stainless steel appliances, granite countertops, a striking waterfall island, and an oversized walk-in pantry—perfect for entertaining and everyday living. Architectural details include tray and coffered ceilings, neutral tones, and stylish designer bathrooms with modern showers. All bedrooms offer walk-in closets, and the primary suite features dual sinks and a spacious walk-in shower. Additional highlights include impact-resistant windows and doors, tile flooring throughout, indoor laundry with utility sink, and a paved driveway and walkway that enhance curb appeal. Situated on a generous .28-acre lot, this home offers plenty of outdoor space and is located in a non-gated neighborhood with no HOA fees. Central water, sewer, and irrigation are in place (assessments unpaid). Move-in ready and built to today’s standards—this home combines comfort, durability, and modern Florida style. Schedule your showing today. Property is virtually staged schedule a private

showing today so you can visualize your custom design desires. SHORT SALE – SUBJECT TO THIRD-PARTY APPROVAL. Cash only offers! Please review all documents in the "Supplements/Documents" section of the MLS prior to submitting an offer. All required documents must be signed and included with the initial offer package to be considered lender approval is subject to but not limited to 3-6 months. The 3–6 month overall timeline is an estimated timeframe and does not mean the lender will necessarily complete its review within a specific number of days. The timeline can be extended by missing documentation, lender requests, changes to the offer, rejected offers, additional negotiations, or other lender requirements. Our goal is to move each phase forward as quickly as possible while making sure the file is complete and properly prepared. Offers must include a proof of funds