

ACREAGE

3811 NW 44th TER

3811 NW 44th Terrace, Cape Coral, Florida, 33993, United States

Property Details

Type	**Acreage**
MLS #	**225042901**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.34 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**ACREAGE**

Description

This oversized 0.34-acre waterfront lot in booming Northwest Cape Coral is the perfect canvas for your Florida dream home. Featuring a rare 120-foot wide layout and an existing concrete seawall, this property offers significant savings and a head start on construction. The northern rear exposure provides the ideal balance of natural light for a future pool deck without the intense afternoon heat. Situated in a quiet, high-growth neighborhood with no HOA fees, you'll enjoy the freedom to build a custom retreat with direct canal access for kayaking and fishing. With power already at the site and a location surrounded by new luxury builds, this lot represents a premier opportunity for both homeowners and savvy investors. Call Today!