

RESIDENTIAL

2214 NE 13th AVE

2214 NE 13th Avenue, Cape Coral, Florida, 33909, United States

Property Details

Type	**Residential**
MLS #	**2026045477**
View	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Discover this exceptional city water and sewer lot, ideally positioned to capture breathtaking western sunsets over a 120-foot-wide canal. Featuring a brand-new seawall, this property provides direct access to a peaceful waterway that connects to Lake Meade and seven additional scenic lakes. Enjoy the serenity of canal-front living with endless opportunities for fishing, kayaking, and small boating across this beautiful lake system. Nestled in a quiet neighborhood surrounded by new construction homes, the property offers both tranquility and strong investment potential. Located near Kismet Parkway and Del Prado Boulevard, you'll have quick access to shopping, dining, and other everyday conveniences. Future growth is on the horizon with the planned YMCA development at Lake Meade Park, which will feature a modern fitness center, swimming pool, and sports facilities—adding even more value to this desirable area.