
$299,000
SINGLE FAMILY RESIDENCE
216 NW 9th TER
216 NW 9th Terrace, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026045462**
Bedrooms	**4**
Building size	**2512 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Short Sale! Enjoy this RARE OVERSIZED South-Facing Lot – Over 1/3 Acre so you can park a boat or trailer with ease! This nearly new 2022-built FURNISHED home sits on a rare oversized rear south-facing lot in a NO FLOOD ZONE, meaning no flood insurance is required. South-facing rear exposure is ideal for pool living, providing warm sunshine throughout the winter and refreshing afternoon shade in the summer for a comfortable year-round outdoor experience. Plenty of room to build your dream oversized pool and still have room for pets and kids to play in the backyard. Why wait for new construction when you can move right into this beautiful four-bedroom, three-car garage home at a fantastic price? FHA and VA buyers are welcome. Inside, you'll love the open-concept floor plan with cathedral ceilings, a center island kitchen, granite counters, and stainless-steel appliances. The spacious living room flows seamlessly to the large, covered lanai, perfect for enjoying the Southwest Florida lifestyle. Quality finishes are found throughout, including concrete block construction with metal frame interior, a stone-accented elevation, an under-truss lanai, and a Lenox 15 SEER high-efficiency A/C system. Additional features include PGT Low-E insulated windows, Moen plumbing fixtures, dimensional shingles, 36-inch upper cabinets with soft-close doors, granite counters in both kitchen and baths, and 18-inch tile flooring in the main living areas. The three-car garage has been upgraded with epoxy-coated flooring and a paver driveway, complemented by an irrigation system for

easy yard maintenance. All of this comes in a prime location near US-41 and Pine Island Road, placing you just minutes from shops, restaurants, gyms, banks, and more. With new home construction prices continuing to rise, this is your opportunity to secure an incredible deal.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

---