

DUPLEX

3608/3612 SW 7th PL

3608/3612 SW 7th Place, Cape Coral, Florida, 33914, United States

Property Details

Type	**Duplex**
MLS #	**2026044892**
Bedrooms	**5**
Building size	**2468 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**4**
Exterior	**Block**
Interior	**Tile**
Lot size	**0.34 acres**

Description

Move-In Ready Duplex in SW Cape Coral with Income from Day One! Looking for a home that helps pay for itself? This duplex on an oversized triple lot lets you live in one side and let the tenant help pay your mortgage, or rent both sides for strong cash flow. The 3608 side is a 3 bed / 2 bath with a 2-car garage, freshly painted and recently redone. Inside you'll find tile throughout, stainless appliances, a marble-look walk-in tile shower with glass, a walk-in closet and washer/dryer hookups. The 3612 side is a 2 bed / 2 bath with a 1-car garage and a tenant already in place, so the income starts the day you close. Each unit has its own entry and garage, with a fenced rear yard. Additional highlights include a standing-seam metal roof (permitted and finaled 2023), city water and sewer, NO HOA and flood zone X500. Conveniently located near shopping, dining, schools and major roadways in SW Cape Coral. The 3608 side is also offered for rent at $1,750/mo. So act fast if you're looking to move in! Schedule your showing today and see how much this duplex can do for you!