

$312,000

SINGLE FAMILY RESIDENCE

406 SE 13th ST

406 SE 13th Street, Cape Coral, Florida, 33990, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026042900**
Bedrooms	**3**
Building size	**1672 sq. ft.**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**
View	**Landscaped**

Description

Discover the perfect blend of comfort, convenience, and Florida living in this inviting Cape Coral home! Whether you're a first-time buyer ready to make homeownership a reality, a snowbird searching for the perfect winter retreat, or an investor looking to expand your rental portfolio, this wonderful property offers an opportunity to enjoy everything Southwest Florida has to offer. From its welcoming interior to its expansive fenced backyard, this home is designed for relaxed everyday living and effortless entertaining. Step inside to discover a bright, open living area featuring neutral tones, attractive tile flooring, and a comfortable layout that flows seamlessly into the dining area and kitchen. The beautifully appointed kitchen offers rich wood cabinetry, granite countertops, stainless steel appliances, decorative pendant lighting, and a spacious breakfast bar that provides the perfect gathering spot for casual meals and conversation. The adjoining dining area opens directly to the screened lanai, creating an easy transition between indoor and outdoor living. The spacious primary suite provides a peaceful retreat with a tray ceiling, ceiling fan, generous walk-in closet, and private bathroom featuring a granite-topped dual-sink vanity and an attractive tiled walk-in shower. Additional bedrooms offer comfortable accommodations for family members, visiting guests, or a home office. A second full bathroom features coordinating cabinetry, granite countertop, and a tiled tub and shower combination. The dedicated indoor laundry room adds everyday convenience with

additional shelving and a utility sink. One of the home's most appealing features is its generously sized screened lanai, offering a wonderful place to enjoy morning coffee, afternoon breezes, or relaxing evenings outdoors. Beyond the lanai, the expansive backyard is enclosed by white privacy fencing, providing plenty of room for outdoor activities, pets, gardening, or creating your own backyard oasis. With its generous open lawn, there is exciting potential to personalize this outdoor space to suit your lifestyle, custom pool anyone? Ideally situated in Cape Coral, this home places you within convenient reach of shopping, dining, entertainment, and recreational opportunities. Explore the restaurants, waterfront dining, boutique shopping, and entertainment of downtown Cape Coral, or venture to nearby Fort Myers for additional shopping and cultural attractions. When the Gulf Coast calls, spend a memorable day enjoying the beautiful sandy shores of Fort Myers Beach or the world-famous shelling beaches of Sanibel Island. Whether you're looking for a comfortable year-round residence, a seasonal Florida getaway, or a promising addition to your investment portfolio, this Cape Coral property delivers an appealing combination of indoor comfort, outdoor space, and access to the Southwest Florida lifestyle. Your next chapter in paradise begins here!
