
$499,900
SINGLE FAMILY RESIDENCE
224 NW 12th LN
224 NW 12th Lane, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026042519**
Bedrooms	**3**
Building size	**2923 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

YOUR OWN PRIVATE PIECE OF THE FLORIDA DREAM — ON HOLIDAY LAKE FOR UNDER $500K! Imagine waking up every morning and sitting on your concrete dock, watching sunlight dance across the water. Stepping outside with your coffee as eagles and ospreys soar overhead. Watching herons along the shoreline, turtles move through the water, and fish swim beneath your private floating dock. Then spending the afternoon in your pool, surrounded by sunshine and peaceful lake views. Spend evenings watching BEAUTIFUL ORANGE AND RED SUNSETS OVER THE LAKE! That Florida lifestyle is waiting for you on Holiday Lake in Cape Coral. This beautifully maintained 3-bedroom, 2.5-bath (INCLUDING DEDICATED POOL BATH!) home offers nearly 2,300 square feet of living area (STORAGE AND LARGE CLOSETS GALORE!), with an abundance of windows designed to bring the incredible lakefront setting into the home. Natural light fills the living spaces, while expansive views of the freshwater lake create a sense of openness and tranquility that's hard to find at this price point. And this isn't simply a beautiful home—it's a home where the major work has already been done. The sellers have recently installed a brand-new roof, gutters, soffits, and downspouts, completely repainted the exterior, and added brand-new electric roll-down hurricane shutters. There's also a new electrical panel with an emergency generator hookup, providing valuable peace of mind. The kitchen has been beautifully refreshed with new granite countertops, backsplash, and sink, while a whole-

house reverse osmosis system adds another level of comfort and quality. Then there's one of the most important benefits for today's Florida homeowner: The property is NOT LOCATED IN THE AE FLOOD ZONE, so flood insurance is not required! Additional SAVINGS ON HOMEOWNER'S INSURANCE FROM THE NEWER ROOF AND ROLLDOWN HURRICANE SHUTTERS! Outside, the lifestyle gets even better. The southern rear exposure provides incredible sunlight throughout the day, making the pool and waterfront area the perfect place to relax, entertain, or simply soak up the Florida sunshine with INCREDIBLE DAILY SUNSETS! The floating and concrete docks give you your own private spot to fish, enjoy the water, or sit quietly and watch nature unfold. And nature is everywhere. Holiday Lake attracts an amazing variety of wildlife, including eagles, ospreys, owls, ibis, herons, turtles, fish, and more. It's not uncommon to look out your windows and feel like you've stepped into your own private nature preserve. This is more than a house. It's the opportunity to slow down, enjoy the sunshine, spend your mornings by the water, cool off in your pool, and experience the very best of Southwest Florida living right in your own backyard. Nearly 2,300 square feet. 3 bedrooms. 2.5 baths. Private pool. Freshwater lakefront. SUNSETS! Floating dock. Southern exposure. Extensive recent upgrades. No required flood insurance. And all for under $500,000!
