
$480,000
1310
SINGLE FAMILY RESIDENCE
1310 NE 6th AVE
1310 NE 6th Avenue, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026041285**
Bedrooms	**3**
Building size	**2304 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Welcome to your own private piece of the Florida lifestyle. This beautifully designed, move-in-ready freshwater canal home in NE Cape Coral offers the perfect blend of modern luxury, privacy, and tropical living. Featuring 3 bedrooms plus a versatile flex space, 3 full bathrooms, and over 1,600 sq. ft. of thoughtfully designed living space, this home stands out from the moment you enter. Soaring 12.5-foot ceilings, smooth-finish walls, marble tile flooring, oversized windows, and carefully selected finishes create a bright and elevated atmosphere throughout. The European-inspired kitchen features sleek white cabinetry, stainless steel appliances, matte black accents, generous storage, and a large center island overlooking the main living area—ideal for entertaining and everyday living. The flex space can easily serve as a home office, playroom, media room, or additional sitting area. The spacious primary suite offers dual walk-in closets, linen storage, and a beautifully finished bathroom. All three full bathrooms carry the same modern design and attention to detail. Step outside and enjoy the true Florida lifestyle. The private pool is complemented by tropical-inspired finishes and a fully fenced backyard, offering the privacy so many buyers are looking for while still enjoying peaceful freshwater canal views. Whether relaxing by the pool, enjoying morning coffee by the water, or unwinding at sunset, this backyard was designed for year-round enjoyment. Additional features include impact-resistant windows and doors, an epoxy-coated 2-car garage, utility wash station,

paved driveway, professional landscaping, architectural lighting, freshwater canal frontage, and CITY UTILITIES ALREADY IN PLACE. Turnkey-ready with modern furnishings and thoughtfully designed spaces throughout, this home makes it easy to arrive, unpack, and start enjoying the Southwest Florida lifestyle. Conveniently located near shopping, dining, schools, and major roadways, this property offers modern design, waterfront serenity, a private pool, a fully fenced yard, and the convenience of city utilities in one exceptional home.
