
$125,000
RESIDENTIAL
309 NW 35th PL
309 NW 35th Place, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026041142**
Lot size	**0.26 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

Build your Southwest Florida dream home on this oversized CORNER LOT at 309 NW 35th Pl in Cape Coral, FL 33993 (PID 07-44-23-C3-04169.0230). Spanning .26 acres, a generous 11,108 square feet with an impressive 204 feet of total road frontage, this parcel gives you noticeably more room than the standard Cape Coral homesite, along with the light, air, and design flexibility that only a corner position delivers. Better still, PUBLIC WATER and SEWER are both available, a meaningful advantage in this part of the Cape and one that keeps your build simpler and your budget cleaner. Take a look around the neighborhood and you will see exactly where this area is headed. The lot is surrounded by many newer luxury homes lining the canal ways, the kind of established, high-quality construction that protects your investment and sets the tone for what you build here. Zoned R1-D, Cape Coral's single-family residential district, the property is designated for one single-family home with ample room for a large custom home paired with an expansive lanai, a resort-style pool, and a true outdoor entertaining oasis. Buyers should confirm current setbacks, minimum living area, and site plan requirements with the City of Cape Coral before finalizing home plans. Boaters, take note. The Burnt Store Boat Ramp on Burnt Store Road is only minutes away, launching you into the Northwest Spreader canal and lake system, Matlacha Pass, and on to the Gulf of America, with picnic pavilions, restrooms, a playground, and trailer parking on site. Golfers are equally well served, with Coral Oaks Golf Course right here in Northwest Cape Coral on NW 28th Ave and plenty of additional highly rated courses throughout the Cape and greater Fort Myers area. Everyday life is easy from here, with restaurants, grocery stores, and shopping along the Pine Island Road and Del Prado corridors covering all of your regular needs, and more arriving each year as Northwest Cape Coral continues its rapid growth. Sports fans will love being within a comfortable drive of JetBlue Park at Fenway South, spring training home of the Boston Red Sox. US-41 is roughly 20 to 25 minutes east for travel up and down the coast, with I-75 approximately 25 to 30 minutes away for effortless access north and south

throughout the state. Fort Myers International Airport (RSW) is about 45 minutes, and the sugar sand shores of Sanibel Island and Fort Myers Beach are each roughly 45 to 55 minutes away for a full day by the water. Whether you are planning a full-time residence, a seasonal escape, or a smart long-term investment in one of Florida's fastest-growing cities, this oversized corner lot delivers the space, the utilities, and the location to make it happen.
