
$734,999
SINGLE FAMILY RESIDENCE
346 SW 31st AVE
346 SW 31st Avenue, Cape Coral, Florida, 33991, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226034954**
Bedrooms	**4**
Building size	**3096 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Welcome to your dream retreat, perfectly positioned in the highly desired SW area of Cape Coral. This stunning new construction pool and spa home seamlessly blends modern elegance, comfort, and functionality. Featuring 4 spacious bedrooms, 3 luxurious bathrooms, and a 3 car garage, every detail has been thoughtfully designed for elevated Florida living. From the moment you step inside, you'll be captivated by the impeccable craftsmanship, soaring volume ceilings, elegant tile flooring, and upscale finishes throughout. At the heart of the home is an impressive gourmet kitchen featuring quartz countertops, premium appliances, a dedicated bar area, and wine cooler perfect for both everyday living and entertaining. The open concept design flows effortlessly into the expansive great room, where tray ceilings, oversized windows, and sliding doors fill the space with natural light and create a seamless connection to the outdoor living area. The owner's suite is a private sanctuary featuring dual vanities, a luxurious walk around shower, upgraded mirrors, a relaxing soaking tub, and walk in closets with custom wood shelving. Step outside into your own private Florida paradise. The expansive pavered lanai showcases a resort-style saltwater pool and spa, screened enclosure, and a fully equipped outdoor kitchen with quartz countertops. A convenient outdoor shower completes the space, creating the perfect setting for entertaining, relaxing, and enjoying Florida living year round. Additional features include impact-resistant windows and doors, a sprinkler system, epoxy coated

garage flooring, and an included washer and dryer. The professionally landscaped yard is finished with lush Floratam sod and majestic Sylvester palm trees, adding beautiful curb appeal. Ideally located near shopping, dining, and everyday conveniences, with Sun Splash Family Waterpark and downtown Cape Coral just minutes away, this exceptional new construction home delivers the perfect combination of luxury, location, and lifestyle.
