
$1,325,000
SINGLE FAMILY RESIDENCE
2901 SE 22nd PL
2901 SE 22nd Place, Cape Coral, Florida, 33904, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026040486**
Bedrooms	**4**
Building size	**3059 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

An extraordinary riverfront setting, spectacular sunrises, and a waterfront lifestyle that is simply hard to rival! Designed for the avid boater and water lover, this four-bedroom, three-bath retreat with two primary suites pairs inviting interiors with outdoor spaces that make every day feel like a getaway. A beautiful flow-through dock and 16,000-pound boat lift put adventure at your doorstep, with the river beckoning you toward Sanibel and days spent exploring Southwest Florida’s coastal waters. Here, outdoor living takes center stage. Lush tropical landscaping, a mango tree, and multiple sitting areas create an inviting waterfront oasis, complete with a tiki hut for relaxing with a cool drink as dolphins and manatees pass by. The extended lanai offers a sheltered, screened gathering space, while the heated pool sits outside the enclosure beneath an open sky - perfect for soaking up the sunshine and enjoying the beauty of the river. The upstairs primary suite is a true escape, opening onto an incredible wraparound deck with sweeping river views. Begin your mornings with coffee and a brilliant sunrise, watch the wildlife along the water, or simply unwind above it all. A second primary suite on the first floor provides added comfort and flexibility for hosting guests. Inside, distinctive cedar inlay adds warmth and character, while induction cooking and a large pantry enhance everyday convenience. Thoughtful features include hurricane-impact windows and doors, an impact-rated garage door, three-zone air conditioning, a paved driveway, fencing, an EV charger in the garage, and

a generator hookup. An owned solar power system adds exceptional efficiency, with electric bills reported by the seller at approximately $25 per month. The seller also reports NO FLOODING. Set in a quiet, well-kept neighborhood where walks and bike rides are part of the appeal, this home places you close to shopping, restaurants, and local nightlife while surrounding you with the natural beauty of riverfront living. From mornings on the wraparound deck to afternoons on the boat and evenings beneath the tiki hut, this is the waterfront lifestyle you came to Florida to find!
