
$1,050,000
SINGLE FAMILY RESIDENCE
601 SW 40th TER
601 SW 40th Terrace, Cape Coral, Florida, 33914, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026040433**
Bedrooms	**3**
Building size	**5691 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3.5**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

FLIP FLOPS, BOAT KEYS AND SUNSHINE… THIS IS CAPE CORAL WATERFRONT LIVING DONE RIGHT! Beautifully furnished and offered TURNKEY, this GULF-ACCESS POOL HOME built by award-winning SWFL Dream Homes delivers the Florida lifestyle that buyers come here looking for—with a SALTWATER POOL & SPA, COMPOSITE DOCK, BOAT LIFT, IMPACT WINDOWS & DOORS AND A 2023 TILE ROOF checked off the list! Inside, soaring ceilings, dramatic tray details, custom trim and gorgeous high-gloss porcelain tile give this home a polished, upscale feel, while the view pulls you straight through to the pool, spa and canal beyond. The open kitchen was made for gathering with abundant 42” WOOD CABINETRY, soft-close doors and drawers, granite countertops, stainless appliances and plenty of prep space. Completely open to the family room, entertaining flows easily from inside to outside. A formal dining room and separate front living area give you even more room when family and friends arrive. THE PRIMARY SUITE GETS THE WATER VIEW TOO! A private sitting area overlooks the pool, dock and canal, while French doors lead directly to the deck, and TWO walk-in closets provide terrific storage. The spacious bath features dual vanities, soaking tub, walk-in shower and private water closet. Two additional bedrooms EACH HAVE THEIR OWN FULL BATH, while a separate half bath means nobody has to share the guest baths. The den gives you a quiet office, hobby room or flexible space for additional guests. NOW LET’S TALK ABOUT WHY YOU MOVE TO CAPE

CORAL… THE WATER! The expansive under-truss lanai offers plenty of room for outdoor dining and lounging, while the screened pool deck gives you space to soak up that Florida sunshine. Your SALTWATER POOL & SPA create your own backyard oasis—and just beyond it, your GULF-ACCESS CANAL is waiting. Boaters will appreciate the COMPOSITE DOCK, 10,000-LB BOAT LIFT, floating docks for kayaks and water toys, plus a waterside sitting area that just might become your favorite spot for morning coffee or sunset cocktails. And the practical side is just as impressive: IMPACT WINDOWS & DOORS, 2023 TILE ROOF, ALL CITY WATER & SEWER ASSESSMENTS PAID and NEVER FLOODED. Add the beautifully finished laundry room with cabinetry and utility sink, wall pantry and 2-car garage. You’re convenient to CAPE HARBOUR, TARPON POINT, waterfront dining, shopping, Publix and downtown Cape Coral, with easy access to FORT MYERS BEACH, SANIBEL & CAPTIVA ISLANDS and both RSW & PUNTA GORDA AIRPORTS. BEACH DAYS, ISLAND HOPPING, BOATING, DINING AND EASY TRAVEL—IT’S ALL PART OF THE PACKAGE AND CLOSE TO HOME. Currently utilized as a VACATION RENTAL, the home also offers rental potential for a buyer looking for flexibility. Existing reservations from December 24 through the end of February must be honored by the buyer. COME FOR THE SUNSHINE. STAY FOR THE BOATING. And bring your toothbrush because TURNKEY means your Florida waterfront life can start a whole lot sooner!
