

ATTACHED

221 Shadroe Cove CIR 1303

221 Shadroe Cove Circle, Cape Coral, Florida, 33991, United States

Property Details

Type	**Attached**
MLS #	**2026038655**
Bedrooms	**3**
Building size	**2374 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Laminate**

Description

BOATER’S PARADISE in the prestigious, gated BLUEWATER COACH HOMES community! This spacious CORNER RESIDENCE offers nearly 2,400 SQ. FT. of living area with 3 BEDROOMS + DEN, 2.5 BATHS, an EXTENDED PRIVATE 2-CAR GARAGE and PRIVATE 2-CAR DRIVEWAY. Overlooking a beautiful pond and fountain, this residence combines generous living space, extensive upgrades and an exceptional Southwest Florida boating lifestyle. For the boating enthusiast, a TRANSFERABLE LEASE for PRIVATE BOAT LIFT #2C is available, featuring a 5,000-LB LIFT and approximately 15-MINUTE ACCESS TO THE GULF and world-class inshore fishing. The lift lease is $2,700 annually, and the FIRST YEAR’S LEASE IS INCLUDED WITH PURCHASE. Inside, the UPDATED KITCHEN features custom cabinetry, breakfast bar and a separate breakfast nook. The expansive primary suite offers TWO WALK-IN CLOSETS and a beautifully UPDATED EN-SUITE BATH with dual vanities, separate walk-in shower and soaking tub. One guest bedroom features a convenient MURPHY BED. A WET BAR with WINE REFRIGERATOR and ICE MAKER makes entertaining easy. Enjoy the LARGE TILED SCREENED LANAI with northern exposure, providing a comfortable shaded outdoor living area throughout the year. Additional upgrades include NEW HURRICANE-RATED IMPACT WINDOWS IN 2025, accordion hurricane shutters protecting the lanai sliders, NEW A/C IN 2026 and NEW WATER HEATER IN 2022. The residence is also ELEVATOR READY with a pre-engineered location within the unit for future installation. Furniture is negotiable. Bluewater

Coach Homes is an intimate community of only 56 RESIDENCES featuring lush tropical landscaping and NEW TILE ROOFS IN 2024. Resort-style amenities include a CLUBHOUSE with community room and kitchen, HEATED POOL, separate HEATED SPA, FITNESS ROOM, waterfront BOARDWALK and a LARGE TIKI HUT—the perfect place to relax and enjoy an evening sunset by the water. The association is well funded with approximately $3 MILLION IN RESERVES. HOA fees include BUILDING INSURANCE, BUILDING FLOOD INSURANCE, complete lawn care, CITY WATER & SEWER and community amenities. No residence in Bluewater Coach Homes has ever flooded. PET FRIENDLY with one pet permitted up to 80 lbs. RENTAL FRIENDLY with a 30-day minimum rental period. Located just minutes from MATLACHA PASS and some of Southwest Florida’s best boating, fishing and waterfront dining, including Miceli’s, Tarpon Lodge and Blue Dog Bar & Grill. Whether you’re looking for a seasonal retreat or full-time Florida residence, this exceptional coach home delivers SPACE, PRIVACY, BOATING ACCESS and the SOUTHWEST FLORIDA LIFESTYLE.
