

RESIDENTIAL

2408 NW 6th TER

2408 NW 6th Terrace, Cape Coral, Florida, 33993, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026038464**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.25 acres**
Neighborhood	**CC42 - Cape Coral Unit 50,54,51,52,53,**
Subdivision	**CAPE CORAL**

Description

SUNSHINE, WATER AND A BLANK CANVAS … THIS ONE IS READY FOR YOUR FLORIDA DREAM HOME! This CLEARED FRESHWATER CANAL LOT already has an EXISTING SEAWALL in place—one less major step between buying the land and bringing your plans to life. Even better, the SOUTHERN REAR EXPOSURE delivers abundant Florida sunshine across your future pool, lanai and waterfront outdoor living area throughout the day. Surrounded by BRAND NEW HOMES and other new home sites, this is an area where new construction is already taking shape and your future home can be part of it! If freshwater boating is on your wish list, there’s even more to love. From your own backyard, launch the boat, kayak, canoe or jet ski and explore MILES OF CONNECTED FRESHWATER CANALS AND NEARBY LAKES. Spend the afternoon cruising, fishing or simply enjoying the peaceful waterways that make Cape Coral such a unique place to call home. The lot is CLEARED AND READY TO BUILD, giving you the opportunity to create exactly what you want from the ground up. Design the home. Add the pool. Create the outdoor kitchen and waterfront lanai. Whether your vision is modern coastal, classic Florida or the perfect seasonal retreat, starting with vacant land means the choices are yours. NO HOA and few rental restrictions add flexibility whether you’re planning a primary residence, winter escape or investment property. You’ll also enjoy convenient access to shopping, restaurants, groceries and everyday necessities. Prefer saltwater boating and fishing? Several PUBLIC BOAT RAMPS throughout Cape Coral provide access to an entirely different side of the Southwest Florida boating lifestyle. Burnt Store Boat Ramp is just minutes away to salt water fishing and boating fun! Cape Coral is famous for its more than 400 miles of canals, and here the waterfront is literally in your backyard. When you’re ready for a day beyond the Cape, Fort Myers Beach and the beautiful islands

of Sanibel and Captiva are within an easy drive. RSW International Airport and Punta Gorda Airport also make travel convenient for seasonal owners, visiting family and guests. The lot is located within the N4 UTILITY EXPANSION AREA. Buyer to assume future utility connection requirements, permits, impact fees and assessments associated with the City of Cape Coral Utility Expansion Project. Vacant waterfront property offers something an existing home simply can’t—the opportunity to build around YOUR priorities instead of someone else’s. And with the LOT ALREADY CLEARED, SEAWALL ALREADY IN PLACE, SOUTHERN EXPOSURE and BEAUTIFUL NEW HOMES going up nearby, you’re starting with some of the boxes already checked. No mandatory build time either! NOT IN A FLOOD ZONE … so NO FLOOD INSURANCE IS REQUIRED. BRING THE BLUEPRINTS. BUILD THE HOME. ADD THE POOL. LAUNCH THE BOAT. Then enjoy your own piece of waterfront Southwest Florida!
