

$820,000

SINGLE FAMILY RESIDENCE

# 716 SW 32nd CT

716 SW 32nd Court, Cape Coral, Florida, 33991, United States

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **2026038391** |
| Bedrooms | **3** |
| Building size | **2473 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

Welcome to Manatee Haven, a successful vacation rental being sold TURNKEY and offering the ultimate Southwest Florida waterfront lifestyle! This Direct Gulf Access pool home is perfectly positioned on an oversized lot with spectacular views looking straight down a wide canal—an ideal setting for beautiful sunsets, boating, fishing, and even watching manatees cruise by from your own backyard. A true boater’s paradise, the property features a private dock with boat lift and captain’s walk, providing easy access to Matlacha Pass and Boca Grande Pass for world-class fishing and endless days on the water. Cruise to the beautiful islands and beaches of Sanibel, Captiva and Cayo Costa, or launch a kayak or paddleboard right from your backyard and explore the nearby mangroves and abundant Southwest Florida wildlife. The home has been exceptionally well maintained and is move-in ready, featuring a metal roof, vaulted ceilings, granite countertops, tile flooring, and fresh interior and exterior paint. The spacious split-bedroom floor plan offers walk-in closets in every bedroom, providing plenty of storage for owners and guests alike. The private owner’s suite features a spacious bath with dual sinks, granite countertops, a large soaking tub and separate walk-in shower. The kitchen includes a walk-in pantry and convenient pass-through window to the outdoor living area—perfect for entertaining by the pool. A formal dining room and separate family room provide additional space for gatherings and everyday living. Step outside to the paver pool deck and covered

lanai, where waterfront living takes center stage. Enjoy morning coffee overlooking the canal, spend the afternoon in the pool, then relax with a front-row seat to spectacular Florida sunsets. Newer landscaping, mature fruit trees and outdoor lighting complete the tropical setting. Whether you're searching for a full-time waterfront residence, seasonal getaway or established vacation-rental opportunity, Manatee Haven is ready to enjoy from day one. Sold turnkey, this property offers an incredible opportunity to step right into the Southwest Florida lifestyle—pool, boating, fishing, wildlife, sunsets and Direct Gulf Access, all from your own backyard! Assessments paid in full! Currently in a vacation rental program generating great income!

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