
$190,000
CONDOMINIUM
1120 SE 46th ST 2G
1120 SE 46th Street, Cape Coral, Florida, 33904, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026038214**
Bedrooms	**2**
Building size	**1211 sq. ft.**
Air conditioning	**Yes**
Heating	**Gas**
Bathrooms	**2**
Floor	**2**
Exterior	**Brick**
Interior	**Tile**

Description

DIRECT GULF ACCESS WATERFRONT CONDO in the heart of South Cape Coral, with first-come, first-served boat dock access on the Malaga Canal. Fully remodeled and move-in ready, this 2-bedroom, 2-bath Greenbriar residence offers more than 1,200 square feet of comfortable Florida living, beautiful southern exposure, and a waterfront lifestyle just minutes from the Gulf. The remodeled interior is bright, fresh and designed for easy everyday living. The kitchen features brand-new white cabinetry with stainless steel hardware, granite countertops, and stainless steel appliances. Both bathrooms have been updated with granite countertops, while the primary bath features a new vanity and tiled shower. Modern lighting fixtures and fresh, bright tile flooring extend throughout the home. The open living and dining areas overlook the canal and flow naturally to the screened rear patio. With southern exposure, dual ceiling fans and tranquil waterfront views, this outdoor space is ideal for morning coffee, afternoon relaxation or entertaining. The community heated pool is conveniently located just outside the patio, with lounge seating and a waterfront tiki hut creating a true vacation-style atmosphere at home. The split-bedroom layout provides privacy for owners and guests. The primary suite includes a generous walk-in closet and updated ensuite bath, while the guest bedroom is positioned near the second full bathroom. For boating enthusiasts, Greenbriar offers first-come, first-served access to the community dock on the Gulf-access Malaga Canal. Spend the day exploring Cape

Coral's extensive canal system and Southwest Florida waterways, then return home to enjoy the pool, tiki hut and peaceful waterfront setting. Located in the heart of Downtown Cape Coral, this home is within walking distance of restaurants, shopping, entertainment, farmers markets, community festivals and other popular South Cape destinations. Gulf beaches, boating destinations and Fort Myers are also conveniently accessible. A fully remodeled interior, Gulf-access canal, first-come dock access, southern waterfront exposure, heated pool and an exceptional South Cape location make this a standout opportunity for buyers looking for a Florida waterfront lifestyle without the maintenance of a single-family home.
