

RESIDENTIAL

3516 SW 7th TER

3516 SW 7th Terrace, Cape Coral, Florida, 33991, United States

Property Details

Type	**Residential**
MLS #	**226031768**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

DIRECT GULF ACCESS - NO BRIDGES! Bring your vision and your builder to this exceptional Gulf-access homesite in a quiet Cape Coral neighborhood where the best of the Southwest Florida lifestyle is right outside your future back door. This cleared residential lot with SEAWALL IN PLACE offers the highly sought-after combination of southern exposure and direct access to the Gulf of Mexico with NO bridges and NO locks between you and the open water. NO ASSESSMENTS! All city assessments are in and fully paid, providing an important advantage for your future construction plans. Imagine building your dream home and stepping outside to your own waterfront lifestyle - launch the boat, head out for a day of fishing, cruise toward the Gulf, or enjoy a sunset on the water without the restrictions of bridges or locks. The navigable canal and established seawall create an outstanding foundation for the home and boating lifestyle you've been dreaming about. Location is another major advantage. Pine Island Road puts shopping, restaurants, entertainment and everyday conveniences close at hand, while nearby Matlacha offers the colorful Old Florida atmosphere, waterfront dining, local art galleries, fishing and island-style activities that make this part of Southwest Florida so special. Enjoy local favorites such as Blue Dog Bar & Grill, Miceli's Restaurant and Yucatan Waterfront Tiki Bar and Grill, or head into Cape Coral for an even greater selection of restaurants, shopping and entertainment. The nearby Pine Island Road corridor puts convenient dining options within easy reach. For the savvy investor, this property also presents an exciting opportunity to acquire a waterfront parcel in a desirable boating community and hold it for future development or appreciation. and assessments paid, much of the groundwork is already established. Whether you're ready to build your forever home, create a seasonal Gulf Coast retreat, or add a waterfront parcel to

your real estate investment portfolio, this is an opportunity worth seeing. Direct Gulf access, southern exposure, seawall in place and a location surrounded by the best of Cape Coral and Matlacha—this is Florida waterfront living at its finest!
