
$425,000
SINGLE FAMILY RESIDENCE
2215 Cape WAY
2215 Cape Way, North Fort Myers, Florida, 33917, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026037753**
Bedrooms	**3**
Building size	**3382 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

GULF ACCESS. Discover the potential of this well maintained direct Gulf-access POOL home, already in great condition and ready for your personal touches, ideally situated on a beautiful deep-water canal with quick access to open water and the Gulf. This home received significant improvements, including new electrical work, new roof, floors, complete remediation after Ian, drywall installation, and more. Flood barriers for added future protection adding over $6,000 value to the property. install your own kitchen, interior doors, baseboards, and a few additional items to create a waterfront home that reflects your personal style. Outside, enjoy a beautiful lot with a private pool and spa. The pool and spa have been serviced, totaling over $25,000 in repair and new equipment, and is serviced weekly. The owner has receipts for the improvements completed to date. Whether you are a boating enthusiast, investor, or buyer searching for a waterfront property to make your own, this home offers exceptional potential in a highly desirable Gulf-access setting. Relax in your own private fenced backyard or covered lanai by the pool, where you may spot manatees or dolphin gliding by, fish jumping, and other wild life - all while enjoying the Florida lifestyle. The optional annual membership provides access to the community park, private boat ramp, horseshoe pits, fire pit, gazebo, park benches to watch the amazing sunsets over the river, and a variety of neighborhood activities throughout the year. The community park and gazebo, may also be reserved for private events,

birthdays, weddings, etc. With no mandatory HOA, owners enjoy greater flexibility, including short-term rental opportunities. Water assessment paid. Some photos have been virtually staged for illustrative purposes only to demonstrate the property's potential. Home is being sold AS IS with the right to inspect. Owner has receipts of work completed.