
$1,450,000
1304
SINGLE FAMILY RESIDENCE
1304 NW 40th PL
1304 NW 40th Place, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026037625**
Bedrooms	**3**
Building size	**3683 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Experience the best of Southwest Florida living in this stunning new construction home in desirable NW Cape Coral, ideally positioned with western exposure and Direct Gulf access. Located near the highly anticipated Seven Islands Project, this home offers an exciting combination of luxury living, boating access, and proximity to one of the area's notable upcoming developments. Inside, exceptional craftsmanship and upscale finishes are showcased throughout, including coffered ceilings with crown molding, Level 5 custom fine-finish walls, LED lighting, and beautiful tile flooring throughout. The gourmet kitchen is designed for both everyday living and entertaining, featuring KitchenAid Café appliances, a wine cooler, granite countertops, and a pot filler. The kitchen also offers two thoughtfully designed pantries; one dedicated to food storage and a second pantry providing the perfect space for small appliances, keeping countertops organized and the kitchen beautifully streamlined. The thoughtfully designed floor plan offers privacy and comfort, including a charming guest bedroom with its own ensuite bathroom. The luxurious primary suite is a private sanctuary, complete with a beautifully designed bathroom featuring dual shower heads, a built-in granite shower seat, and a custom walk-in closet. The outdoor living space truly sets this home apart. Enjoy an impressive granite outdoor kitchen, heated saltwater pool, and spa, all within a beautifully designed lanai. Stucco soffits with convenient electrical outlets add functionality for entertaining and outdoor

living. Beyond the lanai, a winding paver pathway leads to a private fire pit overlooking the water, creating the perfect spot to relax, entertain, and enjoy spectacular Southwest Florida sunsets. With Gulf access, western exposure, luxurious custom finishes, exceptional outdoor living, and a location near the upcoming Seven Islands Project, this exceptional new construction home offers a rare opportunity to enjoy the very best of the Cape Coral lifestyle.
