
$1,549,900
SINGLE FAMILY RESIDENCE
154 SW 49th ST
154 SW 49th Street, Cape Coral, Florida, 33914, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026037475**
Bedrooms	**4**
Building size	**3429 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

DIRECT GULF ACCESS | SOUTHERN EXPOSURE | 2 BOAT LIFTS | NO BRIDGES OR LOCKS! Experience the ultimate Southwest Florida waterfront lifestyle in this beautifully designed custom home offering deep-water, unrestricted sailboat access to the Gulf of Mexico. Bring your yacht and enjoy world-class boating and fishing just minutes from the Yacht Club! The waterfront has been upgraded with a NEWLY CONSTRUCTED SEAWALL, NEW DOCK and TWO BOAT LIFTS. With its exceptional waterfront location and resort-style amenities, this property also offers an outstanding VACATION RENTAL INCOME OPPORTUNITY. Thoughtfully constructed with the home ELEVATED ABOVE TYPICAL FLOOD-ZONE LEVELS, this modern residence combines sophisticated design with the relaxed indoor-outdoor lifestyle Southwest Florida is known for. Step inside to a dramatic GREAT ROOM with soaring ceilings, an open-concept floor plan and expansive living spaces designed for entertaining. The home features 3 BEDROOMS, 3 FULL BATHS, a private DEN/OFFICE, oversized 3+ CAR GARAGE and a spacious BONUS ROOM offering incredible flexibility as a media room, game room, fitness space or potential 4TH BEDROOM/GUEST SUITE. At the heart of the home is the GOURMET KITCHEN, perfectly positioned to overlook the main living and entertaining areas. The spacious primary suite provides a private retreat featuring tray ceilings, an oversized walk-in closet, dual vanities and a luxurious open walk-in shower with dual shower areas and BODY JETS. The true showstopper is the seamless transition to

outdoor living. Open the DISAPPEARING 90-DEGREE SLIDING GLASS DOORS and instantly expand your entertaining space onto the oversized paver lanai. Highly desirable SOUTHERN EXPOSURE provides abundant Florida sunshine around the CUSTOM DESIGNED POOL & SPA, creating your own private waterfront resort. Entertain outdoors with a fully equipped OUTDOOR KITCHEN and WET BAR, relax poolside, or step onto your dock and be on the open water within minutes. With no bridges or locks to navigate, serious boaters will appreciate the unrestricted access and convenience this location provides. Whether you’re searching for a luxury primary residence, seasonal waterfront retreat or an exceptional vacation rental investment, this property checks all the boxes: DIRECT GULF ACCESS, SOUTHERN EXPOSURE, 2 BOAT LIFTS, NEW DOCK & SEAWALL, RESORT-STYLE POOL & SPA, OUTDOOR ENTERTAINING and an impressive modern floor plan. This is more than a home it’s the Southwest Florida waterfront lifestyle you’ve been waiting for. BOAT. FISH. ENTERTAIN. RELAX. REPEAT.
