
$799,428
SINGLE FAMILY RESIDENCE
4031 SW 2nd AVE
4031 SW 2nd Avenue, Cape Coral, Florida, 33914, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026036528**
Bedrooms	**4**
Building size	**3062 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Gulf-Access Waterfront Living in Cape Coral’s Desirable Pelican Area A PRICE IMPROVEMENT. AN EXCEPTIONAL OPPORTUNITY! MOTIVATED SELLERS!!!! GULF ACCESS, POOL & SPA, PRIVATE DOCK, BOAT LIFT AND WATERSIDE TIKI LOUNGE! Welcome to nearly 2,600 sq. ft. under air of custom waterfront living in the highly desirable Pelican area of Cape Coral, complete with an incredible 1,000+ sq. ft. pool and patio area overlooking the canal. With 4 bedrooms, 3 full baths, a 2-car garage and only two bridges between you and the river, this home was built to embrace the Southwest Florida lifestyle. Built in 2006, this custom home is filled with architectural details that set it apart. Real oak entry doors welcome you into a bright, spacious interior featuring soaring vaulted ceilings, arched windows, French doors, rounded corner bead and abundant natural light. Even the bedrooms feature impressive 10-foot ceilings, adding to the open and airy feel throughout. The thoughtfully designed split-bedroom floor plan offers plenty of privacy for family and guests. The primary suite features a spacious bath with a garden tub and ADA-compliant walk-in shower, while two additional bedrooms share a convenient Jack-and-Jill bathroom with a tub and shower. Outside is where Florida living really begins. More than 1,000 sq. ft. of pool and patio space surrounds the private pool and spa, creating an incredible setting for entertaining, relaxing and enjoying the waterfront year-round. Lounge by the pool during the day, unwind in the spa in the evening, or head down to your own

private dock as the sun sets. Boaters will love the wood-built dock and boat lift, with water and electric available at the dock for added convenience. And when you’re not out on the water, the dock’s tiki lounge gives you your own waterside retreat—perfect for entertaining, relaxing with a drink or simply enjoying the canal views. Situated on a Gulf-access canal with only two bridges to the river, this property puts boating, fishing and exploring Southwest Florida’s waterways right outside your back door. With nearly 2,600 sq. ft. under air, 1,000+ sq. ft. of outdoor living space, 4 bedrooms, 3 baths, pool and spa, private dock, boat lift and tiki lounge, this is more than a waterfront home—it’s the Cape Coral lifestyle you’ve been looking for. Whether you are looking for Equity or an Investment- THIS home just might be it!
