
$574,900
SINGLE FAMILY RESIDENCE
904 NW 12th AVE
904 NW 12th Avenue, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026036485**
Bedrooms	**4**
Building size	**4231 sq. ft.**
Heating	**Heat Pump**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**
View	**Canal**

Description

Custom Waterfront Luxury on a Freshwater Canal With Brand New Seawall– Estimated Completion December 2026! Price includes upgraded 10ft front impact French Door, upgraded wall double oven kitchen, upgraded waterfall 10ft kitchen island, upgraded featured living wall, upgraded bathrooms and upgraded custom closet shelving. Experience the ultimate Florida waterfront lifestyle in this stunning, high-end custom home. Situated on a premium freshwater lot with a brand-new completed seawall, your backyard opens up to an intersecting 400-mile freshwater canal system. Fish, canoe, or take your pontoon boat out right from your own property. Best of all, enjoy absolute freedom and peace of mind: this home is situated entirely out of the flood zone, requiring No Flood Insurance, No HOA, No CDD, and No Water Bill. Interior Features & Multi-Generational Layout Designed with soaring high ceilings and premium finishes throughout, this single-story 4-bedroom, 3-bathroom home, Two Master Suites with Full Bathroom's and Access to the Pool Lanai Area, completely redefines "cookie-cutter." The heart of the home is a spectacular chef’s kitchen featuring a 10-foot island with a modern waterfall edge. The highly desirable floor plan boasts TWO Master Suites (perfect for an in-law suite setup). Both primary bedrooms feature luxurious full bathrooms, walk-in closets with custom shelving, and direct private access to the covered lanai and pool area. Outdoor Oasis & Climate-Controlled Two Car Garage Step out to your private backyard retreat, complete with a custom saltwater pool and

spacious covered lanai. An elegant pavered driveway leads to a fully finished, attached Two Car Garage that will thrill car enthusiasts and hobbyists. It is fully drywalled, features soundproof spray foam insulation, pull-down attic stairs for extra storage, and comes with its own dedicated AC and heating system—effectively expanding your climate-controlled footprint. Efficiency, Tech & Construction Full energy-efficient, Low-E impact glass on all exterior windows and doors. 2-10 Home Warranty included for complete peace of mind. Upgrade Option: Buyers have the option to upgrade to high end products, pool cage, reverse osmosis, interior metal framing and full-home spray foam insulation. Exclusive Promotions & Financing Incentives Builder Promo: Discounted upgrades. Zero Down Financing: 100% lender financing available with NO money down and NO mortgage insurance premium (PMI). First-Time Homebuyer Special: Use the preferred lender and receive an additional $3,000 toward closing costs with a 3% down / NO PMI loan program. Please Note: Construction has started with an estimated completion date of December 2026. The photos provided are of a similar model home (which is available to view) for illustrative purposes only, and may feature upgraded options from previous builds. This home is currently under construction.
