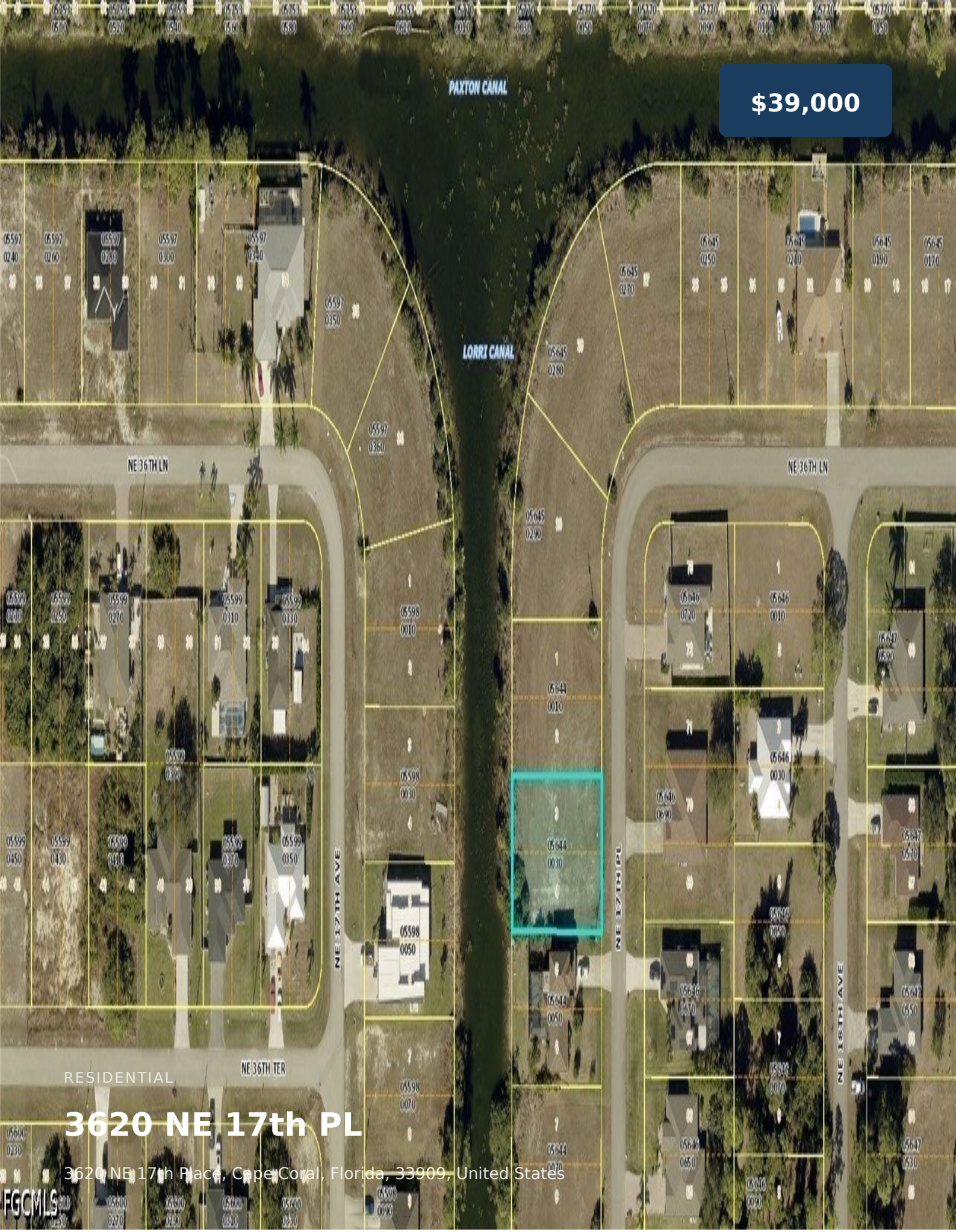


$39,000

RESIDENTIAL

3620 NE 17th PL

3620 NE 17th Place, Cape Coral, Florida, 33909, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026036317**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC32 - Cape Coral Unit 84-88**
Subdivision	**CAPE CORAL**

Description

Build your custom Florida oasis on this freshwater canal lot in Northeast Cape Coral. This property provides the ideal backdrop to design a custom pool home complete with a private dock for kayaking, paddleboarding, and fishing right from your backyard. Located in a fast-growing, quiet neighborhood with no HOA fees, this parcel offers freedom and long-term value in a convenient location. Location Highlights & Nearby Amenities: Conveniently situated near many schools, including Island Coast High School (less than 1 mile away), Littleton Elementary, and Diplomat Elementary/Middle School. Minutes from Yellow Fever Creek Preserve for hiking and wildlife viewing, and a short drive to Sun Splash Family Waterpark and Saratoga Lake Park for weekend fun. Quick access to Del Prado Blvd, US-41, and Pine Island Rd corridors—putting Publix, Target, home improvement stores, and local restaurants right at your fingertips. Situated in the desirable 33909 zip code, putting you close to downtown Fort Myers, smooth commuting routes via the Midpoint/Cape Coral Bridges, and southwest Florida’s pristine Gulf beaches. Bring your own builder and secure your piece of waterfront paradise today!