
$274,000
SINGLE FAMILY RESIDENCE
132 NE 16th TER
132 NE 16th Terrace, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026034188**
Bedrooms	**3**
Building size	**1705 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

NEW PRICE — NOW $274,000 + ASSUMABLE MORTGAGE AT 3.5%! Rare opportunity in NE Cape Coral: this 2021-built, 3-bedroom, 2-bathroom home comes with the seller's assumable mortgage — a $152,000 balance at just 3.5%, about $683/month in principal and interest, versus roughly $1,034/month for a new loan at today's rates. That's around $351 saved every single month. Schedule today and walk right in! Some homes simply feel easy to live in, and this is one of them. A split-bedroom floor plan with high ceilings offers a comfortable balance of open gathering space and privacy. The kitchen sits at the heart of the home with stainless steel appliances, ample cabinetry and generous counter space, open to the main living and dining areas — perfect for staying connected while cooking or entertaining. The primary suite features a walk-in closet and a private bathroom with dual sinks, while two additional bedrooms with closets sit on the opposite side of the home. Additional features include tile flooring throughout, a separate laundry room, a paver driveway, and an automatic irrigation system. Conveniently located near Santa Barbara Boulevard, Diplomat Elementary and Diplomat Middle School, plus shopping, dining, and everyday services throughout Cape Coral. Whether you're looking for a primary residence, a seasonal Florida retreat, or an investment property, 132 NE 16th Terrace at $274,000 deserves a closer look. Mortgage assumption is subject to lender/servicer approval and buyer qualification. Schedule your private showing today!

Pictures with furniture are virtually staged.