
$349,900
2463
SINGLE FAMILY RESIDENCE
2463 Greendale PL
2463 Greendale Place, Cape Coral, Florida, 33991, United States
SWFLAMLS

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **226040356** |
| Bedrooms | **3** |
| Building size | **1927 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Carpet** |

## Description

WELCOME TO WATERFRONT LIVING IN SANDOVAL! Discover the perfect blend of peaceful lakefront living and a vibrant, resort-inspired lifestyle at 2463 Greendale Place in Cape Coral's sought-after gated Sandoval community. This well-maintained, single-story Brentwood home offers 3 bedrooms, 2 baths, approximately 1,514 square feet of living space, a 2-car garage and an extended driveway near the cul-de-sac. Its welcoming great-room design creates an easy flow between the living and dining areas, kitchen and breakfast nook. Tile flooring enhances the main living areas, kitchen, baths and laundry room, while the bedrooms offer carpeting. The primary suite includes a walk-in closet and private bath, and the additional bedrooms offer comfortable space for guests, hobbies or a home office. Pride of ownership is evident throughout this home, cared for by its current owner since 2020. Step onto the screened lanai and unwind with tranquil lake views, gentle breezes and visits from the herons and other Florida birds that frequent the water. BEYOND YOUR FRONT DOOR, SANDOVAL IS ALL ABOUT CONNECTION! This beautifully landscaped community makes it easy to be as active or relaxed as you choose. At Club Sandoval, enjoy the tropical Caribbean-style Lagoon Pool with waterslide, splash playground, tiki huts and shaded seating. The Community Center features a fitness center and movement room for workouts and group classes; the Pelican Building adds a library, covered lanai and versatile gathering spaces for resident activities and private events. Meet friends

for tennis, pickleball, bocce, basketball, sand volleyball, shuffleboard or horseshoes. Walk, jog or bike along the scenic two-mile Esplanade, a landscaped pathway linking neighborhoods, parks, amenities and nearby shopping. Spend an afternoon at Calypso Park, a 4.5-acre retreat with lake views, a fishing pier, picnic pavilions, grills, a butterfly garden and chip-and-putt disc golf. Four-legged companions have their own social scene at Barkley and Happy Paws dog parks, both offering separate areas for large and small dogs. Just as appealing is Sandoval's lively calendar of coffee socials, bingo, mahjong, bridge, canasta, music gatherings, yoga, water aerobics, line dancing and seasonal celebrations. Whether you're swapping stories with neighbors, joining a class or simply enjoying a quiet sunset, opportunities to make connections are part of everyday life here. Convenient to the Shops at Surfside, dining and Cape Coral conveniences, this waterfront home pairs a relaxing private setting with one of the area's most engaging community lifestyles. Current association fees are $1,130 quarterly, plus a $4,000 one-time fee. Come see the home, explore the amenities and picture your next chapter in Sandoval!

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