

SINGLE FAMILY RESIDENCE

2102 NE 17th AVE

2102 NE 17th Avenue, Cape Coral, Florida, 33909, United States

Property Details

Type	**Single Family Residence**
MLS #	**2026033449**
Bedrooms	**3**
Building size	**1622 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

Welcome to 2102 NE 17th Avenue, a clean, move-in ready 3 bedroom, 2 bathroom, 2 car garage home in NE Cape Coral offering 1,209 square feet of comfortable, well-maintained living space. The Utility Expansion Project assessment has been paid in full by the seller. City water and sewer are connected and paid for, no future bill, no monthly assessment, no lender complications. Buyers using financing will benefit from lower monthly carrying costs and everyone benefits from the long-term value, reliability, and property value enhancement that city utilities provide. The buyer gets all the benefits with zero additional cost. That is a $33,000 value already handled before you even move in! Inside, vaulted ceilings open up the living space and create a bright, airy feel throughout. The split floor plan provides the right amount of privacy between the primary suite and guest bedrooms, a practical and popular layout for families, roommates, and vacation households alike. The primary bedroom features a walk-in closet and private en suite bath. The kitchen includes a pantry and overlooks the living and dining area with a breakfast bar, keeping the layout open and connected. A washer and dryer are included. Manual storm shutters provide seasonal protection throughout. The major updates are already done. New roof in 2023. Full kitchen and tile flooring renovation completed in 2013. Water heater replaced in 2021. Newer well system installed in 2023. Outdoor deck added in 2019. New garage door motor in 2025. The heavy lifting has been handled and buyers can move in

and enjoy rather than spending weekends managing a to-do list. Outside, the west-facing rear exposure delivers afternoon sun and evening light on the outdoor deck, a comfortable space for relaxing, grilling, and enjoying the Florida lifestyle. The 0.23-acre lot and 2 car garage round out a complete, practical package with no HOA dues. The location is one of the strongest selling points. Positioned in NE Cape Coral near the Del Prado Boulevard and Pine Island Road corridor, you are minutes from the Cape Coral VA Medical Center, Publix, Walmart, Target, Lowe's, CVS, Wawa, Lee Health urgent care, Olive Garden, Outback, and a rapidly expanding selection of new dining and retail destinations including Panera, Starbucks, and new movie theaters actively coming to the area. Easy access to North Fort Myers, US 41, Downtown Fort Myers' River District, and I-75 makes commuting and everyday errands effortless in every direction. City water and sewer paid in full. New roof 2023. No HOA. NE Cape Coral near VA Hospital, Pine Island Road corridor, and I-75. Move-in ready.
