

RESIDENTIAL

2 NE 13th AVE

2 NE 13th Avenue, Cape Coral, Florida, 33909, United States

Property Details

Type	**Residential**
MLS #	**2026033123**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.3 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Rare Oversized Freshwater Waterfront Homesite with Western Exposure! Build the waterfront home you've always envisioned on this exceptional 0.30-acre freshwater canal lot, ideally positioned with highly sought-after western rear exposure, allowing you to enjoy spectacular Florida sunsets from your future lanai every evening. This outstanding homesite is truly ready for construction, featuring a brand-new seawall and dock, with all city utility assessments paid in full saving the new owner and eliminating the uncertainty and expense of future infrastructure costs. Situated on one of Cape Coral's scenic freshwater canal systems, you'll have access to miles of navigable waterways and several beautiful lakes, perfect for boating, kayaking, paddleboarding, fishing, or simply enjoying the peaceful waterfront lifestyle. The oversized lot provides ample space to design a custom residence with a generous footprint, expansive outdoor living areas, and the pool of your dreams. Conveniently located just minutes from shopping, dining, schools, parks, golf courses, and all the conveniences that make Cape Coral one of Southwest Florida's most desirable places to live, this property offers the perfect combination of privacy, recreation, and accessibility. Whether you're building your forever home, a luxurious seasonal retreat, or securing a waterfront investment, opportunities like this are becoming increasingly rare. With the seawall complete, dock in place, assessments paid, oversized dimensions, and coveted western exposure, this property is ready for your vision to become reality.