

$565,000

SINGLE FAMILY RESIDENCE

# 14 NW 35th PL

14 NW 35th Place, Cape Coral, Florida, 33993, United States

FGCMLS

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **2026032663** |
| Bedrooms | **3** |
| Building size | **2450 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

**ALL ASSESSMENTS PAID! NEW ROOF & A/C IN 2023! HEATED POOL!** Why take on the expense of major improvements when you can buy a home where so many of the big-ticket items have already been taken care of? THIS SELLER IS MOTIVATED, AND OFFERING A BUYER CREDIT TOWARDS CLOSING COSTS OR TEMPORARY RATE BUY DOWN OF UP TO $10k. This beautiful 3-bedroom, 2-bath CUSTOM-BUILT POOL HOME in desirable Northwest Cape Coral offers the upgrades, space, and Florida lifestyle buyers are looking for! Built in 2014, this spacious home welcomes you with an inviting open-concept floor plan, elegant coffered and tray ceilings, and a generous great room that makes everyday living and entertaining a pleasure. The well-appointed kitchen offers abundant cabinetry, plenty of counter space, and a functional layout that flows beautifully into the main living areas. The private primary suite provides a comfortable retreat with its own ensuite bathroom, while two additional bedrooms offer flexibility for guests, a home office, or whatever fits your lifestyle. **NOW, LET'S TALK ABOUT THE BACKYARD!** Step through the doors to your screened lanai and discover your own private slice of VERY PRIVATE paradise! The HEATED POOL invites you to enjoy the Florida sunshine year-round, while the desirable WESTERN REAR EXPOSURE provides a front-row seat to spectacular Southwest Florida sunsets. Imagine relaxing poolside after a long day, entertaining friends on the weekends, or simply enjoying the privacy of your own outdoor retreat. **HERE'S WHERE THIS HOME REALLY

DELIVERS VALUE!** All city utility assessments are PAID IN FULL, and several major improvements have already been completed, including a NEW ROOF (2023), NEW A/C (2023), and NEW FENCE (2021). These are the kinds of improvements that can save buyers significant out-of-pocket expenses compared with purchasing a home that still needs them! Situated on a generously sized homesite with a spacious two-car garage, this property offers plenty of room to enjoy both indoors and out. You'll also appreciate the convenient Northwest Cape Coral location, with easy access to shopping, dining, parks, golf, boating, and everything that makes Southwest Florida such a desirable place to live. **THE BOTTOM LINE?** You're getting a custom-built home with a heated pool, western sunset exposure, major improvements already completed, and NO OUTSTANDING CITY UTILITY ASSESSMENTS! Whether you're searching for your forever home, a seasonal Florida retreat, or simply a place to enjoy the Southwest Florida lifestyle, this property deserves a spot at the TOP of your showing list! **DON'T JUST SCROLL PAST THIS ONE! Schedule your private showing and come experience everything this Cape Coral pool home has to offer!**

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