
$1,397,500
SINGLE FAMILY RESIDENCE
5514 Merlyn LN
5514 Merlyn Lane, Cape Coral, Florida, 33914, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026030619**
Bedrooms	**4**
Building size	**3186 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

OVERSIZED LOT FOR THE BIG BOATER AND INTERSECTING CANAL VIEWS FOR SUNSET LOVERS! Welcome to the first-time offering of this exceptional waterfront home, perfectly positioned on a direct Gulf Access canal with **121 feet of seawall** and breathtaking **wide intersecting canal views** that create the perfect backdrop for unforgettable Southwest Florida sunsets. Designed with the boating enthusiast in mind, the expansive waterfront easily accommodates larger vessels, and **open water is just minutes away**, making every day an invitation to explore the Gulf. Additional highlights include a **2023 tile roof**, **2023 5-ton air conditioning system**, 2023 Electrical Panel, central vacuum, elegant trim work, and numerous custom architectural details that add character and charm throughout the home. Lovingly maintained by its original owner, this custom residence showcases timeless architecture, quality craftsmanship, and thoughtful design throughout. Spacious living and family rooms are perfectly positioned to capture the tranquil water views, creating an inviting setting for both everyday living and entertaining. The kitchen features rich cherry-glazed cabinetry, recessed lighting, stainless steel appliances, a built-in wall oven, and a sleek cooktop. The private primary suite has been enhanced with updated flooring and offers a peaceful sitting area, while the luxurious primary bath offers recently updated cabinetry and countertops, dual vanities, a tiled walk-through shower, and a relaxing sunken soaking tub. Whether you're searching for an

exceptional boating property or a peaceful waterfront retreat, this rare Cape Harbour opportunity offers an unbeatable combination of location, quality, and spectacular views. Owner has an affordable transferable Flood Policy that offers additional peace of mind.
