

SINGLE FAMILY RESIDENCE

318 NW 9th ST

318 NW 9th Street, Cape Coral, Florida, 33993, United States

FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026029955**
Bedrooms	**4**
Building size	**2382 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

SELLER OFFERING UP TO 3%—APPROXIMATELY $17,877 AT THE CURRENT LIST PRICE—TOWARD BUYER’S ALLOWABLE CLOSING COSTS AND/OR INTEREST-RATE BUYDOWN WITH A FULL-PRICE OFFER AND TERMS ACCEPTABLE TO THE SELLER, SUBJECT TO LENDER APPROVAL AND APPLICABLE FINANCING LIMITS. NEW CONSTRUCTION • FEMA FLOOD ZONE X • 120-FT-WIDE FRESHWATER CANAL • CONCRETE SEAWALL • IMPACT WINDOWS & DOORS • 3-CAR GARAGE Experience the best of Southwest Florida waterfront living in this stunning, brand-new home located in the rapidly growing NW Cape Coral area. Offering 4 bedrooms, 3 full bathrooms, a versatile flex room, and an oversized 3-car garage, this completed and move-in-ready residence combines modern luxury, quality construction, and an exceptional waterfront lifestyle. Situated on an impressive 120-foot-wide freshwater canal, the property already features a concrete seawall, allowing you to immediately enjoy kayaking, paddleboarding, fishing, and the peaceful beauty of Cape Coral’s interconnected freshwater canal system, connecting Hermosa Canal, Arrowhead Lake, Holiday Lake, Kimberly Lake, and Albatross Lake. Designed for today’s lifestyle, the bright, open-concept floor plan seamlessly connects the spacious living room, dining area, and gourmet kitchen—creating the perfect setting for entertaining and everyday living. The kitchen showcases an oversized quartz island, elegant tile backsplash, modern black appliances, abundant cabinetry, a walk-in pantry, and premium finishes

throughout. Wake up to tranquil canal views from the luxurious primary suite, featuring oversized dual walk-in closets and a spa-inspired bathroom with dual vanities, a soaking tub, and a spacious walk-in shower. One of the home’s standout features is a private bedroom with a full bathroom and its own exterior entrance, offering exceptional flexibility as a guest suite, in-law suite, home office, or private workspace while remaining connected to the main residence. Additional features include impact-resistant windows and doors, an automatic irrigation system, a split-bedroom floor plan, premium finishes, and plenty of room to design your future pool and outdoor living area. Located in FEMA Flood Zone X and outside a Special Flood Hazard Area, flood insurance is typically not required by lenders, offering potential savings for homeowners. Buyers should verify all insurance requirements with their lender and insurance provider. Conveniently located near shopping, restaurants, schools, parks, and medical facilities, with easy access to Punta Gorda Airport, downtown Cape Coral, and Southwest Florida’s beautiful Gulf beaches. Why wait months for a new build? This exceptional waterfront home is completed, has never been occupied, and is ready for immediate occupancy. Schedule your private showing today and start enjoying the Florida waterfront lifestyle you’ve been dreaming of! Some interior photos have been virtually staged to illustrate possible furniture placement and room use.
