
$875,000
TOWNHOUSE
1635 SE 46th LN 102
1635 SE 46th Lane, Cape Coral, Florida, 33904, United States
FGCMLS

Property Details

Type	**Townhouse**
MLS #	**2026028467**
Bedrooms	**3**
Building size	**1600 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

MARE VISTA ON THE GULF – An exclusive collection of five Brand-New Luxury Waterfront Townhomes, each including a private boat slip with purchase and Direct Gulf Access via the Caloosahatchee River. Boaters will appreciate being just minutes from the open waters of the Gulf of Mexico for world-class fishing, island hopping, and waterfront dining. Each thoughtfully designed residence features 3 spacious bedrooms, 2.5 luxurious bathrooms, and a private balcony complete with your own Jacuzzi for relaxing while enjoying the waterfront lifestyle. Interior appointments include soaring 10-foot ceilings, impact-resistant windows and doors, quartz countertops, soft-close wood cabinetry, stainless steel appliances, designer tile backsplash, custom wood shelving in the pantry and closets, and premium luxury finishes throughout. Every home also includes an oversized 14' x 20' garage with epoxy flooring and smart-home technology for modern comfort and convenience. With minimal HOA fees and flexible rental restrictions, Mare Vista on the Gulf is an exceptional opportunity for full-time residents, seasonal homeowners, or investors. Ideally located just minutes from the South Cape Coral Bridge, providing convenient access to Fort Myers, I-75, RSW International Airport, Sanibel Island, Captiva Island, and Fort Myers Beach. Enjoy the convenience of being within walking distance to restaurants, cafés, bakeries, banks, and everyday amenities. Nearby championship golf courses, marinas, parks, and entertainment complete the ultimate Southwest Florida lifestyle, where boating,

golfing, beaches, and waterfront living come together. Strap# 07-45-24-C3-00349.0100.