
$1,949,900
SINGLE FAMILY RESIDENCE
447 Avalon DR
447 Avalon Drive, Cape Coral, Florida, 33904, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026028425**
Bedrooms	**3**
Building size	**5059 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3.5**
Floor	**2**
Exterior	**Block**
Interior	**Carpet**

Description

Boater and car enthusiast dream home!! 2010 built Arthur Rutenberg Direct sail-boat GULF ACCESS pool home with sweeping views of Bimini Basin in desirable Cape Coral's 'Yacht Club' neighborhood. This award-winning St Tropez III floor plan is customized to take full advantage of the gorgeous water views, which extend out 900+ feet across the Bimini Basin. This spacious 3738 square foot home features 3 bedrooms, 3.5 bathrooms, 1321 sq ft with two car lifts EIGHT (8)CAR GARAGE, formal dining room, office, second floor den/exercise/family room with wet bar, second floor wrap-around balcony. The master suite is on first floor. Gas stove top. Three AC units. Beautiful appointments through-out including crown molding, high coffered ceilings and doorways. Solar heated inground pool. Solid construction: second story is also concrete block, tile roof, and IMPACT WINDOWS and doors, home has never had any water intrusion, even from Ian. The house sits on the corner of the Basin and Tarpon Canal with 154 feet of waterfront on almost a 1/3 acre. Large composite boat dock with a Captain's walk and a 27,000 lb BOAT LIFT. By boat, the river is a straight ride down the Bimini Canal, no bridges. Cape Coral is transforming its downtown area, and this home will be in the heart of it. Only minutes away from the City's upcoming new 200 million dollar Yacht Club and the new restaurants and retail downtown. The Basin always has boat activity to watch, and provides a front row seat to the City's annual Holiday Boat along. On a dead end street, you'll see more boat's in the

back yard than cars passing in the front. Short distance to the Yacht Club, restaurants, retail, and the exciting redevelopment of downtown Cape Coral. Floor plan available.
