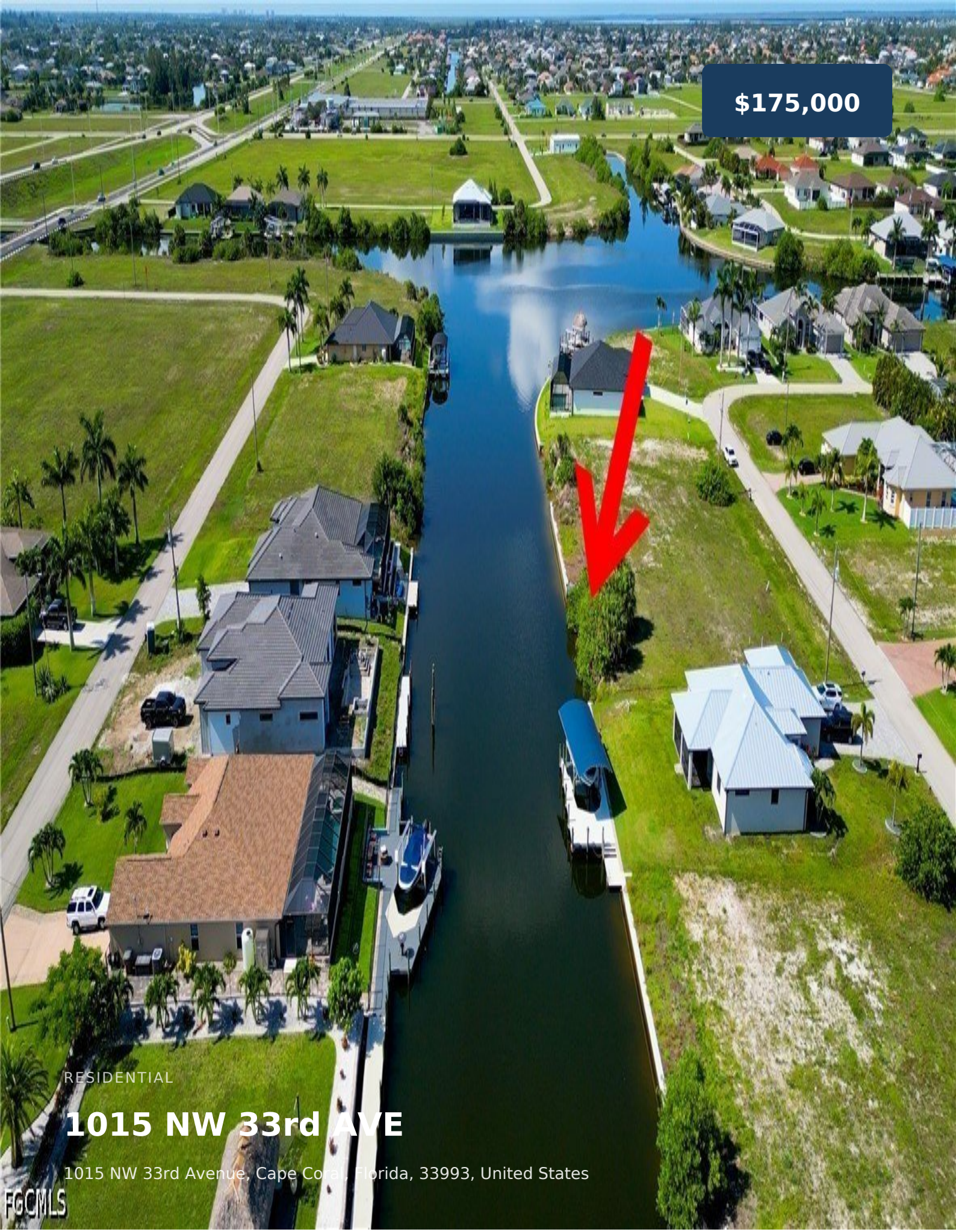

$175,000
RESIDENTIAL
1015 NW 33rd AVE
1015 NW 33rd Avenue, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026027405**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

AFFORDABLE GULF ACCESS IS BECOMING HARDER TO FIND… ESPECIALLY IN A NEIGHBORHOOD LIKE THIS! If you've been waiting for an opportunity to build your waterfront dream home without paying premium prices, this Gulf Access homesite deserves a serious look. Surrounded by beautiful newer homes and located in an area where new construction continues to transform the neighborhood, this property offers the chance to invest in both the Florida lifestyle and your future. Launch your boat from your backyard and spend your days fishing, island hopping, waterfront dining or cruising through Pine Island Sound and out to the Gulf of Mexico. The desirable EASTERN REAR EXPOSURE provides beautiful morning sunrises across the canal while keeping your future lanai and pool more comfortable during the afternoon. It's a favorite orientation for homeowners who enjoy outdoor living year-round. Picture a custom home designed around the waterfront, with an open-concept great room, walls of glass overlooking the canal, an expansive covered lanai, sparkling pool, outdoor kitchen, and your own private dock just steps away. Whether your vision is modern coastal, Key West, or classic Florida architecture, this homesite provides the perfect canvas. No HOA. Few rental restrictions. Pet friendly. While Cape Coral offers more than 400 miles of canals, only 25 percent provide true Gulf access, making properties like this consistently desirable among boaters and waterfront enthusiasts. Beyond the water, you'll enjoy convenient access to Fort Myers Beach, Sanibel, Captiva, and RSW International Airport. The property is also just minutes from the exciting Seven Islands waterfront development planned along Old Burnt Store Road, bringing a marina, restaurants, retail, hotel, and entertainment to northwest Cape Coral. Public boat ramps, golf courses, shopping, dining, medical facilities, and everyday conveniences are all nearby, giving you the perfect

combination of peaceful waterfront living and practical accessibility. Whether you’re planning your forever home, a seasonal retreat, or a long-term investment, this affordably priced Gulf access homesite offers an outstanding opportunity in one of northwest Cape Coral’s most active new construction areas. Drive by, imagine the possibilities, and secure your piece of Southwest Florida waterfront before someone else does.
