
$375,000
SINGLE FAMILY RESIDENCE
2022 SW 15th AVE
2022 SW 15th Avenue, Cape Coral, Florida, 33991, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026026661**
Bedrooms	**3**
Building size	**2153 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

Waterfront Pool Home in Cape Coral – No Flood Insurance Required! Welcome to your piece of paradise in beautiful Cape Coral! Situated on a freshwater canal with a seawall, this well-maintained waterfront residence offers the perfect combination of comfort, privacy, and the Florida lifestyle you've been dreaming of. This spacious home features 3 bedrooms, 2 bathrooms, and a desirable 2-car garage, providing plenty of room for families, seasonal residents, or anyone seeking a peaceful waterfront retreat. From the moment you step inside, you'll appreciate the inviting open layout highlighted by soaring vaulted ceilings that create a bright and airy atmosphere throughout the main living areas. The thoughtfully designed floor plan offers comfortable living spaces and a seamless flow between the living room, dining area, and kitchen, making it ideal for both everyday living and entertaining guests. The bedrooms are generously sized and feature plush carpeting for added comfort, while durable tile flooring runs throughout the main living areas, offering easy maintenance and timeless appeal. One of the home's standout features is the brand-new A/C system, providing energy-efficient comfort and peace of mind for years to come. Additional features include abundant natural light, and a layout designed to maximize both functionality and comfort. Step outside and experience the true beauty of Florida living. The fully screened lanai overlooks a sparkling oversized swimming pool, creating the perfect setting for relaxing, entertaining, or enjoying year-round outdoor

living. Whether you’re hosting weekend barbecues, enjoying your morning coffee, or cooling off after a long day, this backyard oasis is sure to impress. The property is enhanced by mature shade trees that provide both beauty and privacy, while the freshwater canal offers tranquil water views right from your backyard. Enjoy fishing, kayaking, paddleboarding, or simply unwinding while watching the peaceful waterfront scenery. Best of all, this property is not located in a flood zone, meaning no flood insurance is required, a significant advantage for homeowners looking to reduce ownership costs. Conveniently located near schools, shopping, dining, parks, golf courses, and entertainment, this home also provides easy access to both Downtown Fort Myers and Punta Gorda, making commuting and exploring Southwest Florida a breeze. Whether you’re looking for a primary residence, seasonal getaway, or investment opportunity, this waterfront pool home checks all the boxes. Don’t miss this rare opportunity to own a waterfront pool home with a seawall, oversized outdoor living space, brand-new A/C system, and no flood insurance requirement. Schedule your private showing today and discover everything this exceptional Cape Coral property has to offer!
