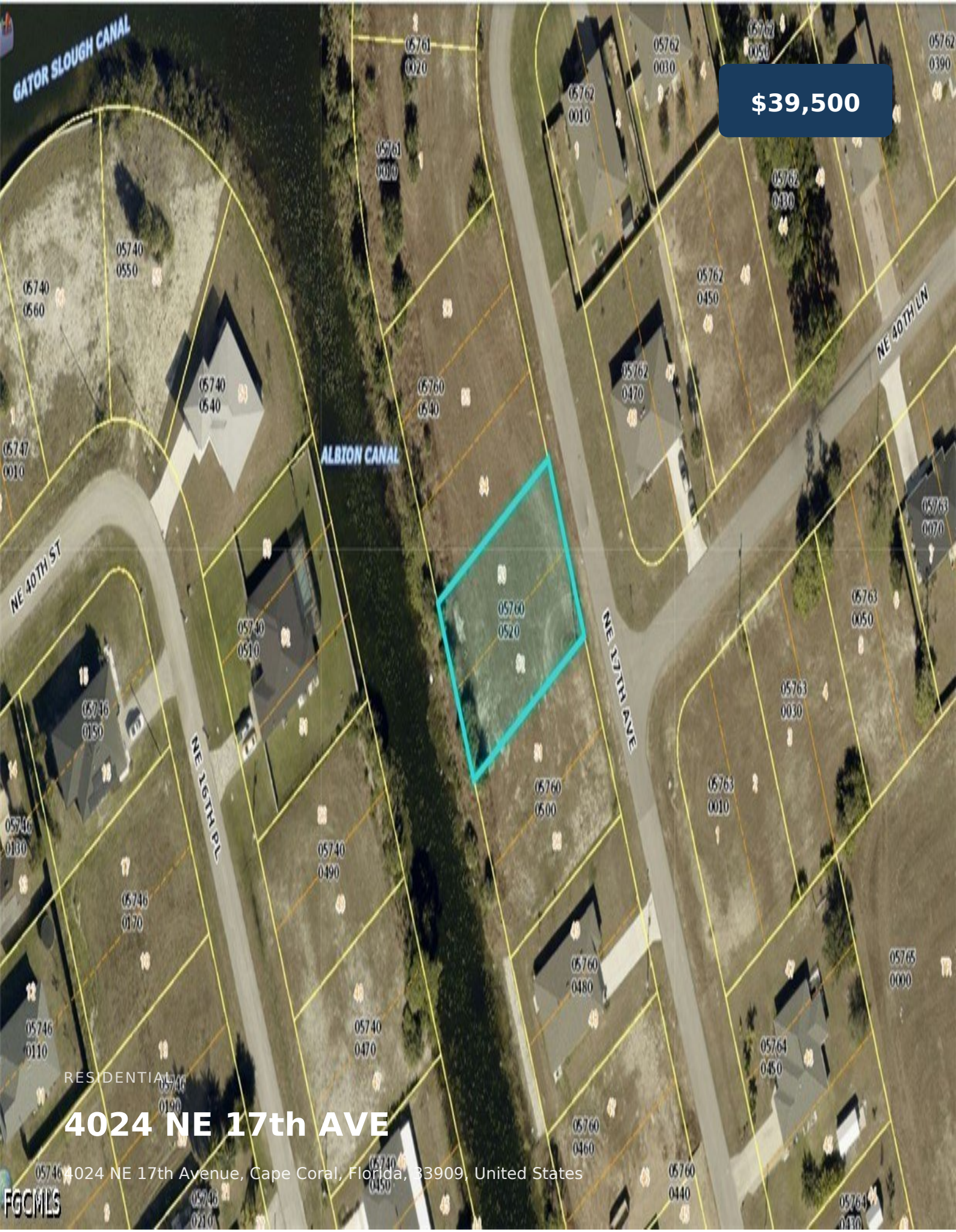


$39,500

RESIDENTIAL

4024 NE 17th AVE

4024 NE 17th Avenue, Cape Coral, Florida, 33909, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026025920**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC32 - Cape Coral Unit 84-88**
Subdivision	**CAPE CORAL**

Description

AMAZING WATER VIEWS AND ROOM TO DREAM. This 80 x 120 FRESHWATER CANAL LOT is ideally situated along an 80-FOOT-WIDE CANAL creating a beautiful water backdrop that can translate into beautiful views from the lanai, pool area, and dock of your future home. The standard 80 x 125 dimensions provide excellent flexibility when planning your home design. Whether you envision a spacious outdoor living area, pool with wide water views, or a dock for launching your boat and kayaks and enjoying the peaceful freshwater canal system, this property provides the space and setting to bring those ideas to life. The surrounding area reflects the continued growth happening throughout NE CAPE CORAL. A BRAND-NEW HOME nearby highlights the momentum of NEW CONSTRUCTION in the neighborhood, while other nearby vacant homesites create opportunities for additional new homes to shape the streetscape in the coming years. This combination of new development and open space creates an appealing setting for those looking to build and be part of a growing residential community. Freshwater canal living offers a unique lifestyle in Cape Coral. Residents enjoy boating, kayaking, paddleboarding, fishing, or simply relaxing along the water while watching Florida sunrises and sunsets reflect across the canal basin. The wider canal location provides an added sense of openness and visual appeal. Shopping, dining, schools, and parks are all within easy reach, and nearby DEL PRADO EXTENSION and PINE ISLAND ROAD provide quick access to FORT MYERS, SANIBEL, FM BEACH & PUNTA GORDA. ISLAND COAST HIGH SCHOOL is also an EASY WALK OR BIKE RIDE away. Another nearby highlight is GATOR TRAILS CITY PARK, a 16.8-ACRE NEIGHBORHOOD PARK within easy walking or biking distance. The park features a beautiful natural setting and activities for all ages, including PICKLEBALL COURTS, BASKETBALL, FITNESS STATIONS,

PLAYGROUND EQUIPMENT, A NATURE PATH, AND RESTROOM FACILITIES—making it a great place to stay active and enjoy the outdoors. Boat ramps, golf courses, and community parks are nearby, and the beautiful white-sand beaches of SANIBEL, CAPTIVA, AND FORT MYERS BEACH are all within driving distance. Living here means enjoying the sunshine, water, and outdoor lifestyle that make Cape Coral one of Florida’s fastest-growing cities. Whether you are ready to BUILD NOW or secure a WATERFRONT LOT for the future, this homesite offers a compelling opportunity to design a custom home with peaceful canal views and access to Cape Coral’s freshwater canal system. For the convenience of all parties, we request that all offers be submitted in writing on the most recent Florida Realtors Vacant Land Contract and accompanied by proof of funds. NO VERBAL OFFERS.
