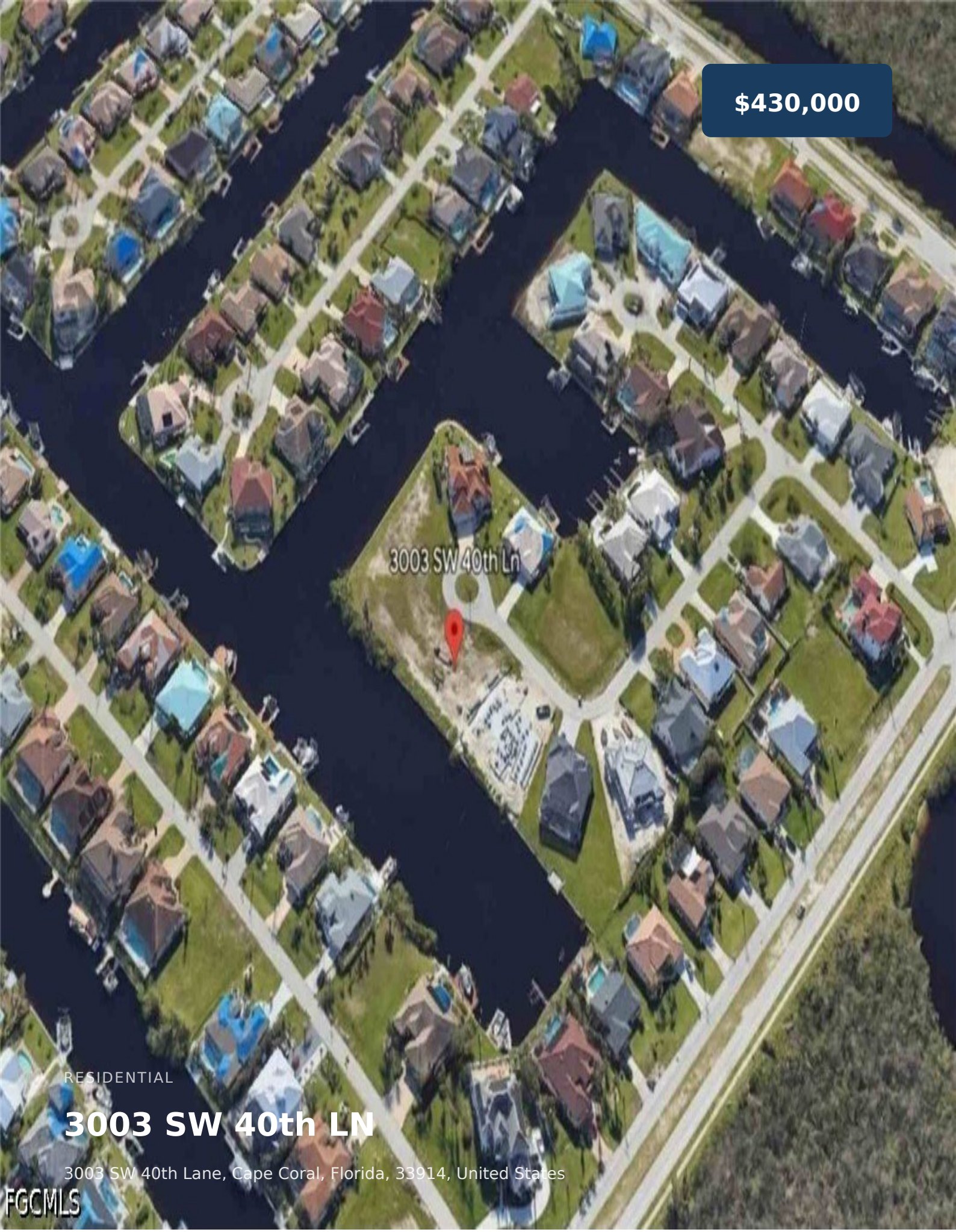

$430,000
3003 SW 40th Ln
RESIDENTIAL
3003 SW 40th LN
3003 SW 40th Lane, Cape Coral, Florida, 33914, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026024069**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.3 acres**
Neighborhood	**CC22 - Cape Coral Unit 69,70,72-**
Subdivision	**CAPE CORAL**

Description

WATERFRONT PARADISE AWAITS Rare opportunity to own an oversized Gulf access lot in one of Southwest Cape Coral’s most desirable waterfront neighborhoods. Perfectly positioned on a quiet cul de sac, this exceptional property offers stunning intersecting canal views and the ideal setting to build the custom home you've always envisioned. A brand new 120 foot seawall is already in place, and all assessments have been paid in full, providing significant value and peace of mind for the future owner. Property Highlights: • Oversized Gulf access lot • Brand new 120 foot seawall • All assessments paid in full • Prime Southwest Cape Coral location • Quiet cul de sac setting • Beautiful intersecting canal views • Surrounded by spacious waterfront homes • Ideal location for boating enthusiasts Whether you're looking to build your dream waterfront estate or make a smart investment in one of Southwest Florida’s most sought after areas, this property offers an unmatched combination of location, views, and value. Opportunities like this are becoming increasingly rare. Secure your piece of paradise and start building the waterfront lifestyle you've been dreaming of.