
$2,299,000
SINGLE FAMILY RESIDENCE
105 SW 52nd ST
105 SW 52nd Street, Cape Coral, Florida, 33914, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026023717**
Bedrooms	**4**
Building size	**4036 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**3.5**
Floor	**1**
Exterior	**Block**
Interior	**Tile**

Description

DIRECT SAILBOAT GULF ACCESS | 200-FOOT-WIDE SAN CARLOS CANAL | 95 FEET OF WATERFRONT | TRIPLE LOT | 5+ CAR GARAGE This is the waterfront property boaters dream about! At the end of a cul-de-sac on a .31-acre TRIPLE LOT, this custom 4-bedroom + OFFICE + EXERCISE ROOM, 3.5-bath home offers DIRECT SAILBOAT GULF ACCESS, spectacular INTERSECTING CANAL BASIN VIEWS, and 95 FEET OF WATERFRONT on the 200-foot-wide San Carlos Canal. With 2,650 sq ft, a HEATED SALTWATER POOL & SPA, and an exceptional 5+ CAR GARAGE/WORKSHOP, this home was designed for the Southwest Florida lifestyle. Boaters, car enthusiasts, collectors, and hobbyists will love the garage setup. The attached 2-car garage is complemented by a separate 3+ CAR GARAGE/MANCAVE with 11-foot ceilings, custom overhead storage, workshop space, and glass French doors opening to the lanai. Plenty of room for vehicles, a lift, boats, motorcycles, golf carts, hobbies, and all the toys that come with Florida living. The exterior features a paver driveway, front porch, walkways, and expansive pool deck. Double entry doors with transom glass welcome you inside, where 10-FOOT CEILINGS, 8-FOOT DOORS, TILE FLOORING, TRAY CEILINGS, and designer details create an upscale yet comfortable feel. A dramatic stacked-stone feature wall with linear electric fireplace anchors the living area, while whole-home and lanai surround sound and ZERO-CORNER SLIDERS bring the waterfront views inside. The chef’s kitchen features soft-close cabinetry, a HUGE CENTER ISLAND, WALK-IN

PANTRY, COFFEE BAR, KitchenAid wall oven and microwave, 42-inch refrigerator, and SIX-BURNER GAS RANGE supplied by an on-site buried propane tank. The spacious primary suite captures canal views and offers direct lanai access, double tray ceiling, two walk-in closets, dual sinks, and a custom-tiled glass shower. A junior suite, poolside bedroom, fourth bedroom with French doors, office nook, separate exercise room/office, and well-equipped laundry room complete the interior. The expansive screened lanai features covered living and dining areas plus an OUTDOOR KITCHEN WITH PROPANE GRILL AND BAR SEATING. The HEATED SALTWATER POOL includes a tanning shelf and spa with waterfall, framed by dramatic picture-window screens overlooking the wide canal and intersecting basin. The composite dock features a TIKI HUT, CAPTAIN’S WALK, SEATING AREA, and COVERED 30,000-LB BOAT LIFT WITH GEM REMOTE. Enjoy DIRECT SAILBOAT ACCESS and a quick trip to open water. Additional features include IMPACT WINDOWS & DOORS, METAL ROOF, BAHAMA SHUTTERS, and a custom security/camera system. The home sits DIRECTLY ON THE CHRISTMAS BOAT PARADE ROUTE, just minutes to open water and close to the brand-new Bimini Basin restaurants and shopping, Tarpon Point, Cape Harbour, and downtown Cape Coral. Exceptional waterfront, incredible boating access, unmatched garage space, resort-style outdoor living. This is Southwest Florida waterfront living at its best.
