

RESIDENTIAL

2111 SW 17th PL

2111 SW 17th Place, Cape Coral, Florida, 33991, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026022685**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC24 - Cape Coral Unit 71, 92, 94-96**
Subdivision	**CAPE CORAL**

Description

NOT IN A FEMA FLOOD ZONE. Nestled in the highly desirable Southwest Cape, this exceptional Gulf access homesite offers the perfect opportunity to build your custom waterfront dream home in one of Cape Coral’s fastest-growing boating communities. Situated on a navigable canal with access to the Caloosahatchee River and the Gulf of Mexico, this property is ideal for boaters, anglers, and those seeking the ultimate Southwest Florida lifestyle. Surrounded by newer upscale waterfront homes, this prime location is convenient to popular places such as Cape Harbour Marina, Tarpon Point Marina, waterfront dining, boutique shopping, and entertainment. Enjoy easy access to Veterans Parkway, Fort Myers, beaches, and Southwest Florida International Airport. Whether you are building now or investing for the future, Gulf access lots in Southwest Cape Coral continue to see strong demand due to limited waterfront inventory and ongoing area development. This is your chance to secure a slice of paradise in one of Cape Coral’s most sought-after boating neighborhoods. Build your vision and start living the Florida waterfront lifestyle today.