
$48,900
RESIDENTIAL
300 NE 31st TER
300 NE 31st Terrace, Cape Coral, Florida, 33909, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026046298**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.34 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

RARE TRIPLE LOT SITE – 120 FEET WIDE WITH SOUTHERN EXPOSURE AND FRESHWATER CANAL FRONTAGE! Here's your opportunity to own an exceptional 15,000-square-foot (.344-acre) waterfront property in northeast Cape Coral! With 120 feet of width, this oversized homesite offers incredible flexibility for a larger custom home, additional garage space, or simply a beautiful yard with plenty of room between neighbors. The desirable southern rear exposure is ideal for a future pool and sunny outdoor living area. Enjoy peaceful views across a freshwater canal approximately 100 feet wide, where you can kayak, fish, and watch Florida wildlife right from your backyard. The wide canal provides a beautiful waterfront setting and additional separation from properties across the water. Located on a quiet street, this property offers a wonderful combination of space, waterfront living, and endless possibilities. Whether you're ready to build your dream home or are an investor looking for a distinctive property to add to your portfolio, this oversized waterfront lot deserves your attention. Plus not located in a Flood Zone. Triple lots with these features are hard to find. Don't miss this opportunity!