
$535,000
SINGLE FAMILY RESIDENCE
1008 NW 12th AVE
1008 NW 12th Avenue, Cape Coral, Florida, 33993, United States
FGCMLS

## Property Details

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| Type | **Single Family Residence** |
| MLS # | **2026020085** |
| Bedrooms | **4** |
| Building size | **2449 sq. ft.** |
| Air conditioning | **Yes** |
| Heating | **Central** |
| Bathrooms | **2.5** |
| Floor | **1** |
| Exterior | **Block** |
| Interior | **Tile** |

## Description

Priced to sell! NO Flood Insurance thanks to the elevation of the property and premium hurricane insurance under two thousand /year. This spacious single-family home offers beautiful sunset views with desirable western exposure, situated on a peaceful street along a long freshwater canal—perfect for enjoying the Florida lifestyle, fishing, relaxing by the water, or simply taking in the view. Designed with space and comfort in mind, this home is an excellent fit for families, retirees, or those looking for a short-term rental opportunity. It offers the classic Florida vacation-home layout: plenty of room to accommodate family and guests without sacrificing everyday living space or comfort. The home features 3 bedrooms plus a spacious den that can accommodate a queen-size bed and easily function as a 4th bedroom, 2.5 bathrooms, including a convenient pool bath, a large open living area and kitchen, and a generous screened lanai overlooking the canal. The screened heated pool creates the perfect setting for year-round enjoyment, while the fenced yard adds privacy and functionality. The pool heater is a little bit over a year with almost none usage with all the smart features to control temperature. The primary bathroom features a large walk-in shower with dual shower heads. Whether you’re looking for a full-time residence, a comfortable retirement home, a Florida getaway, or a property with short-term rental potential, this home offers the space and flexibility to accommodate different lifestyles without compromising comfort. Conveniently located in the heart of Cape Coral, the

property is not located in a designated flood zone, and no assessments are expected before 2040. The asking price reflects the home’s existing features as well as the opportunity for a new owner to add value with some extra care and cosmetic touches. Spacious, functional, and full of potential—this is a true Florida home ready for its next chapter.

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