
$80,000
RESIDENTIAL
3722 NW 44th AVE
3722 NW 44th Avenue, Cape Coral, Florida, 33993, United States
FGCMLS
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Property Details

Type	**Residential**
MLS #	**2026019334**
Lot size	**0.26 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

Positioned in the fast-growing northwest section of Cape Coral, just minutes from the highly anticipated Seven Islands Project, this exceptional oversized lot offers a rare opportunity to build in one of Southwest Florida’s most sought-after areas. Located directly across from scenic Quicksilver Lake—surrounded by Gulf access properties—this homesite captures the essence of Florida living with tranquil water views and a premium setting. The neighborhood is rapidly transforming, with new construction driving demand and value. Ideally situated between Cape Coral and Punta Gorda, this location provides convenient access to shopping, dining, and coastal attractions while maintaining a peaceful residential feel. Large lots like this are becoming increasingly scarce, making this property even more desirable. With no HOA or CDD fees, you have the freedom to design and build your dream home without added restrictions or costs. The lot is already cleared, saving you time and expense as you begin your build. Additionally, the future Crystal Lakes Park is permitted and underway within walking distance, adding even more appeal and long-term value to the area. Skip the congestion of Fort Myers and secure your place in this thriving community before it’s gone.