
$169,000
CONDOMINIUM
1304 Miramar ST 202
1304 Miramar Street, Cape Coral, Florida, 33904, United States
FGCMLS

Property Details

Type	**Condominium**
MLS #	**2026019047**
Bedrooms	**2**
Building size	**1140 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**2**
Exterior	**Block**
Interior	**Tile**

Description

Secure your winter get-away or full-time home while the price is low! Second floor 2 bed/2 bath condo with GULF ACCESS is walkable to DOWNTOWN CAPE CORAL! The UPDATED KITCHEN features NEW, WHITE soft-close CABINETS, including 11 DRAWERS plus a stand-alone PANTRY! Designer features include TILE backsplash, wood TRAY CEILING, modern light/fan, canned lights, and sleek APPLIANCES. Kitchen PASS-THROUGH to dining room makes entertaining effortless. All-season LANAI provides fantastic views of abundant WILDLIFE in canal and offers direct stairway down to boat dock. This WATERFRONT 55+ condo community with first come/first serve BOAT DOCK is perfect for a SNOWBIRD or year-round resident who enjoys getting out on the water quickly...only 1/2 a mile boat ride to the river and 1 bridge. A trio of IMPACT RESISTANT WINDOWS provides SOUTHERN VIEWS from the combined living room/dining room. Windows tilt in for easy cleaning. The PRIMARY BEDROOM features a WALK-IN CLOSET, ENSUITE BATHROOM with tiled step-in shower, and SLIDERS out to SOUTH FACING LANAI. The 2nd/GUEST BEDROOM has IMPACT RESISTANT WINDOWS with a view of Burrowing Owl nests across the street. The GUEST BATHROOM has a TILED tub/shower combo and is located between the two bedrooms. The SPACIOUS unit has 1,140 square feet which includes a LAUNDRY ROOM with a full-size washer/dryer set & multiple storage cabinets, a LINEN CLOSET, and a COAT CLOSET by the front door. TILE & NEW LAMINATE FLOORING throughout! NO CARPET.

SOUTHERN REAR EXPOSURE! TROPICAL PLANTS and TREES are throughout the property. WELL-MAINTAINED community consists of only 20 units with a HEATED POOL between the 2 buildings. A NEW FRONT DOOR was just installed for every unit. FLOOD INSURANCE and WATER & SEWER included in quarterly fees! ROOF & AC replaced in 2023. Located in fabulous DOWNTOWN CAPE CORAL and walkable to EVENTS including annual Art Festival and weekly Farmer’s Market, RESTAURANTS including Iguana Mia, Monkey Bar, and Tiki Hut, and multiple SHOPS. SW Florida BEACHES are only a 30-minute drive. WARRANTABLE! 90 day minimum rental. Walk through the home and view the FLOORPLAN by clicking on the 3D button. Call now to set up an in-person showing appointment before this one gets away!
