

RESIDENTIAL

1217 NE 13th PL

1217 NE 13th Place, Cape Coral, Florida, 33909, United States

Property Details

Type	**Residential**
MLS #	**2026016969**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

Exceptional freshwater canal lot located on the Carousel Canal with access to Lake Zurich. This property is NOT in a flood zone and features all city utilities in place—ready for your new construction home. Situated in a rapidly growing area of Cape Coral with newer homes nearby, offering excellent investment potential. Conveniently located close to shopping, dining, parks, schools, and boat ramps. Easy access to Fort Myers, Matlacha, and Punta Gorda. Don’t miss this opportunity to build your dream home in one of Southwest Florida’s most desirable and expanding communities!