

RESIDENTIAL

1645 NW 39th AVE

1645 NW 39th Avenue, Cape Coral, Florida, 33993, United States

Property Details

Type	**Residential**
MLS #	**2026014746**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

There’s something quietly powerful about a waterfront homesite that invites both immediate enjoyment and long-term vision—and this Gulf access lot along the Penelop Canal in Unit 61 does exactly that. With approximately 80 feet of waterfront and a generous 125-foot depth, you have the space and flexibility to design a home that truly reflects how you want to live, both inside and out. From the moment you build, the water becomes part of your everyday rhythm. Step out your back door, cross your lanai, and you’re just moments from your boat—ready for an early morning cruise, an afternoon island hop, or a full day exploring the Gulf of Mexico. From here, iconic destinations like Cayo Costa, Cabbage Key, Sanibel, and Boca Grande are all within reach. Whether it’s docking for waterfront dining, casting a line offshore, or finding a quiet stretch of beach to unwind, this location places Southwest Florida’s boating lifestyle right at your fingertips. The eastern rear exposure brings its own kind of magic—one that often gets overlooked but quickly becomes a favorite. Your backyard will greet the day with soft, glowing sunrises and gentle morning light, creating a peaceful and energizing start to each day. Afternoons offer a more comfortable outdoor experience, with natural shade over your future lanai and pool area—ideal for year-round living without the intensity of direct western sun. It’s a setting that invites slow mornings, shaded afternoons, and a lifestyle that feels both relaxed and refined. Positioned just about a mile from the highly anticipated Seven Islands development, this property sits in one of Cape Coral’s most talked-about growth corridors. The City’s Vision Plan continues to bring momentum to this area, with new construction homes and investment shaping a vibrant future. As Seven Islands evolves—with planned marina access, dining, recreation, and gathering spaces—you’ll find yourself not only enjoying today’s waterfront lifestyle but also

benefiting from the long-term potential of the surrounding development. Beyond the canal, you’re just a few miles from a championship golf course, with expanding options for shopping and dining nearby. Travel remains convenient, with Southwest Florida International Airport roughly 30 miles away and Punta Gorda Airport about 20 miles from your doorstep. This isn’t just a piece of land—it’s the beginning of something personal. A place where mornings start with light dancing across the water, where boating becomes second nature, and where the future of the area continues to unfold around you. If you’ve been waiting for the right setting to bring your waterfront vision to life, this may be the one that feels just right.
