
$199,900
RESIDENTIAL
1641 NW 39th AVE
1641 NW 39th Avenue, Cape Coral, Florida, 33993, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026013022**
View	**Canal, Water**
Waterfront	**Canal**
Lot size	**0.23 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

**JUST REDUCED $20,000! MOTIVATED SELLER — EXCEPTIONAL GULF-ACCESS WATERFRONT OPPORTUNITY IN CAPE CORAL! ** Discover one of the best values in Cape Coral waterfront land! Currently the lowest-priced Gulf-access lot offering this combination of improvements: a BRAND-NEW SEAWALL, PRIVATE BOAT DOCK, 10,000-LB BOAT LIFT, AND TROPICAL TIKI HUT! Why purchase an unimproved waterfront lot when these valuable features are already in place? Situated along a wide, navigable canal in an attractive neighborhood surrounded by beautiful newer homes, this property offers an outstanding opportunity to design and build your custom Florida waterfront retreat. Imagine spending your mornings on the water, enjoying afternoon fishing excursions, cruising to waterfront restaurants, or simply relaxing beneath your private tiki hut while taking in peaceful canal views. For boating enthusiasts, the existing dock and 10,000-pound boat lift add tremendous appeal, while the newly constructed seawall represents a significant improvement already completed. Whether you're planning a luxurious primary residence, seasonal getaway, or long-term waterfront investment, this property offers the flexibility to create a home tailored to your lifestyle. Conveniently located near Kismet Lakes, Coral Oaks Golf Course, shopping, dining, and everyday conveniences, this homesite combines waterfront recreation with easy access to Southwest Florida amenities. **THE SELLER HAS JUST MADE A SIGNIFICANT $20,000 PRICE REDUCTION AND IS READY TO SELL! ** Gulf-access lots with this combination of existing waterfront improvements deserve serious consideration. Bring your builder, explore the possibilities, and take advantage of this opportunity to secure your piece of the Cape Coral waterfront lifestyle.