
$585,000
1234
SINGLE FAMILY RESIDENCE
1234 SE 13th AVE
1234 SE 13th Avenue, Cape Coral, Florida, 33990, United States
SWFLAMLS

## Property Details

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|---|---|
| Type | **Single Family Residence** |
| MLS # | **226007260** |
| Bedrooms | **3** |
| Building size | **2617 sq. ft.** |
| Heating | **Central** |
| Bathrooms | **2.5** |
| Floor | **2** |
| Exterior | **Block** |
| Interior | **Tile** |
| View | **Canal** |

## Description

GULF ACCESS NOT IN A FLOOD ZONE, ASK ABOUT SELLER FINANCING Welcome to 1234 SE 13th Ave in beautiful Cape Coral — where waterfront living meets smart investment opportunity. This 3-bedroom with den/ additional bed room + private in-law suite, 2.5-bath Gulf-access home offers over 2,100 square feet of living space and 100 feet of canal frontage with direct boating access to open water. Step inside to find a remodeled kitchen, spacious living and dining areas, tile flooring, and plenty of natural light. Major updates provide peace of mind, including a 2021 roof, 2019 A/C system, and a fully paid-off solar system for energy efficiency and lower utility bills. One of the standout features is the private 1-bedroom, 1-bath in-law suite with its own entrance — ideal for guests, multigenerational living, or rental income potential.Outside, enjoy the Florida lifestyle from your screened lanai overlooking the canal. Boaters will love the 10,000-lb boat lift and quick access to the river and Gulf. Even better — the property is located in a non-flood zone (Zone X), potentially saving you thousands on flood insurance. Situated in a desirable SE Cape Coral location close to shopping, dining, schools, and entertainment, this home offers the perfect combination of lifestyle, flexibility, and long-term value.