

$99,000

RESIDENTIAL

2700 NW 45th AVE

2700 NW 45th Avenue, Cape Coral, Florida, 33993, United States

FGCMLS

Property Details

Type	**Residential**
MLS #	**2026007004**
View	**Landscaped**
Lot size	**0.36 acres**
Neighborhood	**CC43 - Cape Coral Unit 58,59-61,76,**
Subdivision	**CAPE CORAL**

Description

LOCATION! Oversized! CLEARED! Corner lot in a neighborhood of beautiful homes. This lot is directly across from upscale Direct Gulf Access homes on the large Lugana Lake attached to the NW Spreader Canal. Measures .36 acres, which is larger than most triple lots. Plenty of room to build almost any single family home/garage combination. City Utilities are YEARS AWAY currently planned in North 11 with last published schedule as 2045. Quiet neighborhood preferred by those wanting an upscale location of attractive homes. Very walkable as evidenced almost any day by friends and neighbors taking a stroll. Pictures don't do this neighborhood justice. Go visit and fall in love!