
$649,000
SINGLE FAMILY RESIDENCE
818 Monticello CT
818 Monticello Court, Cape Coral, Florida, 33904, United States
FGCMLS

Property Details

Type	**Single Family Residence**
MLS #	**2026005806**
Bedrooms	**3**
Building size	**2646 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**1**
Exterior	**Block**
Interior	**Carpet**

Description

LOCATION, LOCATION, LOCATION! Large furnished Gulf Access pool home. Fantastic boating location with quick out and no bridges limiting the height of your boat. This area is the highly sought after Cape Coral Yacht Club area, known for its deep canals and close proximity to the vibrant entertainment area of downtown Cape Coral. It is a very active area with many restaurants, bars, festivals, and a large farmers market. Walkable and great bicycling. Easy access to the attractive downtown Fort Myers (8 miles) and the beaches of Fort Myers Beach (6 miles). VALUE! This area has many multi-million-dollar homes. The empty lots in this area have sold for a range of $475,000 to over $1,000,000. Replacement cost to build a home this size exceeds $700,000 ($320 per square foot) plus the lot cost. THE HOME! 818 Monticello Ct features 2180 Square feet, larger than most in this area. With a 2018 roof, a 2025 HVAC System, this home has had important updates. It has a highly sought after floorplan featuring a split bedroom layout with the main bedroom at opposite ends of the home from the guest bedrooms. There is a critical pool bath that doubles as the guest bath that services the pool and canal front area with no need to walk thru the home keeping those happy wet feet outside! The kitchen, family room, dining room, main bedroom, and 1 guest bedroom open to the pool, dock, and canal. This is the most popular layout available. The heart of this home is the kitchen and dining room with direct access to the kidney shaped pool, dock and canal. The sliding patio doors leading to

the pool deck slide into the walls, creating an unobstructed view. The main bedroom has a double sink vanity in the bath, a large walk-in shower and nice closet space. The guest wing features two spacious guest rooms, a large indoor laundry/utility room, and excellent storage. This home is a successful vacation rental, offsetting the cost of ownership.
