

## Cape Coral

Reference 090019



### Charming house with a direct water access in Cape Coral

living space:	312 m <sup>2</sup>	swimming pool:	✓
plot area:	416 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	✓	price:	\$ 912,900.-



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### Details:

This Villa offers you a magnificent view of the surrounding nature and the water. The living space of 3359 sqft (312 m<sup>2</sup>) is built on a plot area of 4482 sqft (416 m<sup>2</sup>) and includes 4 romantic bedrooms and 4 luxury bathrooms, a gourmet kitchen with beautiful wood cabinets and a breakfast bar and on the walls are decorative ceiling fans attached.

The fully equipped bathroom offers a bath and for the ladies there is a large vanity mirror. On the plot, there is a boat dock with covered lift. The comfortable private terrace has an outdoor kitchen and a magnificent swimming pool and a waterfall with LED-Light. There is also a garage for your cars and a security system. Presented by G. Wolff.

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### Location & surrounding area:

Cape Coral is known for his nickname The American Dream. It is a young city that has developed in the late 50s. Today it is one of the fastest growing cities in Florida with a population round about 150,000 and with almost 300 square kilometers the second largest city area in the state. Cape Coral is surrounded by stunning white beaches, which all offer clean, clear water conditions of the Gulf of Mexico.

The "Cape Coral" is located on a peninsula in Southwest Florida, offers a warm and soft climate in the summer months, the average temperature is approx 33 ° C. For their many channels is this city compared to the Venice of America. The city has spacious and luxurious villas with impressive yachts and docks and is one of the safest cities in America.



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Fully equipped kitchen with breakfast bar



Covered boat lift



Luxurious bathroom with bath and vanity mirror



Terrace with pool and waterfall



All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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