

\$619,900 - 445 Se 13th Avenue, CAPE CORAL

MLS® #A4639603

\$619,900

3 Bedroom, 2.00 Bathroom, 1,644 sqft

Residential on 0.26 Acres

CAPE CORAL, CAPE CORAL, FL

WHOLE HOME GENERATOR, NO FLOOD INSURANCE REQUIRED, HURRICANE IMPACT WINDOWS & DOORS & a Beautiful TIKI HUT with Electric! What more can you want?! Welcome to your dream retreat! This beautifully designed home, built in 2022, offers the perfect blend of modern luxury and serene waterfront living. Featuring 3 spacious bedrooms and two stylish baths, this residence is ideal for families and entertainers alike. Step outside to your private screened-in pool, where you can relax and soak up the Florida sun while enjoying stunning views of the Catania Canal. The expansive outdoor space is perfect for gatherings, complete with a charming dock and a tiki hut, providing an idyllic spot for sunset cocktails or morning coffee by the water. The dock is fully equipped with Electric & Water, including a ceiling fan under the tiki. It is ready for your new boat lift if desired! Inside, you'll find an open-concept living area with high ceilings and large windows that flood the space with natural light. The 90 degree slider ties the inside of the home to the outside allowing you to open the entire house up during those cooler months. The contemporary kitchen boasts sleek appliances, ample counter space, and a breakfast bar, making it a culinary enthusiast's dream. This home is top of the line when it comes to Hurricane Security with a 500 gal Generac Generator that will give you the peace of mind of never worrying about losing electricity. Located in a tranquil neighborhood, this home offers easy



access to the best of Cape Coral, including dining, shopping, and outdoor activities. Don't miss the opportunity to own this exquisite waterfront property—your slice of paradise awaits!

Built in 2022

Essential Information

MLS® #	A4639603
Price	\$619,900
Sold Price	\$615,000
Sold Date	March 26th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,644
Acres	0.26
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	445 Se 13th Avenue
Area	Cape Coral
Subdivision	CAPE CORAL
City	CAPE CORAL
County	Lee
State	FL
Zip Code	33990-2619

Amenities

# of Garages	2
Is Waterfront	Yes
Waterfront	Canal - Freshwater
Has Pool	Yes

Interior

Interior Features	Open Floorplan, Primary Bedroom Main Floor, Split Bedroom
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sliding Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 11th, 2025
Days on Market	216
Zoning	R1-W

Listing Details

Listing Office	RE/MAX TREND
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