

# \$235,000 - 1409 Se 46th Lane 102, CAPE CORAL

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MLS® #A4651720

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.11 Acres

MARINA 46 CONDO, CAPE CORAL, FL

\*Welcome to PARADISE Living at MARINA 46  
â€“ YOUR WATERFRONT OASIS in SE  
CAPE CORAL!\* Discover this BEAUTIFULLY  
UPDATED FIRST FLOOR (ground level)  
GULF-ACCESS condo in the highly desirable  
MARINA 46 CONDOMINIUM, nestled in the  
CAPE CORAL'S WATERFRONT PARADISE!  
This SPACIOUS 2-BEDROOM,  
2-BATHROOM UNIT with a DEN offers the  
PERFECT BLEND of COASTAL CHARM and  
MODERN CONVENIENCE, ideal for  
year-round living, a seasonal escape, or a  
high-demand vacation rental! Enjoy PEACE  
OF MIND knowing this UNIT has NEVER  
FLOODED, yet the SELLER OFFERS  
TRANSFERABLE FLOOD INSURANCE for  
added security at just approximately  
\$1,350/year. Step inside to find a STYLISH  
REMODELED INTERIOR featuring: bright  
kitchen with bar seating, new unit ceiling, and  
eye-catching backsplash (2021), Premier vinyl  
flooring in the living area and primary bedroom  
(2021), porcelain tile in the primary ensuite  
bath (2021), white tile in the den, hallway,  
kitchen & main bath, all-new plumbing  
throughout the unit (2021), newer in-residence  
washer and dryer (2021), updated electrical  
work in the kitchen and ensuite, newer A/C  
unit, toilets, light fixtures, and smoke detectors,  
custom closets & dressing area by Closets by  
Design, seven modern 3-speed ceiling fans for  
year-round comfort. The SCREENED  
NORTH-FACING LANAI offers PEACEFUL  
VIEWS of the INTERSECTING CANAL -



YOUR PERSONAL RETREAT to enjoy  
TRANQUIL SUNRISES and SUNSETS!  
Equipped with STORM SMART  
HIGH-IMPACT ELECTRIC HURRICANE  
SCREEN and MANUAL SHUTTERS on front  
windows, YOU ARE READY FOR ANY  
WEATHER! This unit also includes new lanai  
flooring (2021), storage closet in lanai and an  
additional locked storage unit near the  
assigned covered carport, under-cabinet  
lighting in the kitchen, access to the  
COMMUNITY POOL AND BOAT SLIP (first  
come, first serve). From your BACK DOOR,  
youâ€™re just ONE BRIDGE AWAY the  
Caloosahatchee River, offering access to the  
Gulf of Mexico - A BOATER'S DREAM! Spend  
your days CRUISING THE WATERWAYS,  
LOUNGING BY THE POOL, or EXPLORING  
the VIBRANT DOWNTOWN CAPE CORAL  
scene. Youâ€™re just a short drive to  
WHITE-SAND BEACHES like SANIBEL (the  
World's Capital of SHELLING!), CAPTIVA,  
FORT MYERS BEACH, and the luxurious  
destinations of NAPLES, Bonita  
Springs/Estero and MARCO ISLAND. Whether  
you want to relax, entertain, or explore, this  
condo checks all the boxes! Donâ€™t miss  
your chance to own a FULLY REMODELED  
WATERFRONT UNIT with GULF ACCESS  
right outside your door - A RARE GEM IN  
SOUTHWEST FLORIDA! \*\*Remaining  
furniture is negotiable\*\* SCHEDULE YOUR  
SHOWING TODAY AND START LIVING THE  
FLORIDA DREAM

Built in 1983

### **Essential Information**

|            |                |
|------------|----------------|
| MLS® #     | A4651720       |
| Price      | \$235,000      |
| Sold Price | \$220,000      |
| Sold Date  | June 5th, 2025 |

|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,065       |
| Acres          | 0.11        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1409 Se 46th Lane 102 |
| Area        | Cape Coral            |
| Subdivision | MARINA 46 CONDO       |
| City        | CAPE CORAL            |
| County      | Lee                   |
| State       | FL                    |
| Zip Code    | 33904-8632            |

### Amenities

|               |                                                                                                        |
|---------------|--------------------------------------------------------------------------------------------------------|
| Parking       | Covered, Guest, Off Street, Open                                                                       |
| Is Waterfront | Yes                                                                                                    |
| Waterfront    | Canal Front, Waterfront, Canal - Brackish, Canal - Saltwater, Gulf/Ocean, Riparian Rights, River Front |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat |
| Appliances        | Dishwasher, Dryer, Range, Refrigerator, Washer                                                                                                     |
| Heating           | Electric                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                        |
| # of Stories      | 2                                                                                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Private Mailbox, Shade Shutter(s), Sliding Doors |
| Roof              | Shingle                                                              |
| Foundation        | Block                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 117            |
| Zoning         | 071C           |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX REALTY TEAM |
|----------------|--------------------|

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