

\$349,000 - 3524 Ne 13th Avenue, CAPE CORAL

MLS® #C7499268

\$349,000

4 Bedroom, 2.00 Bathroom, 1,809 sqft

Residential on 0.23 Acres

CAPE CORAL, CAPE CORAL, FL

We LOVE buyer's agents!! NO FLOODING OR DAMAGE!!! NOT IN A FLOOD ZONE, so no need for flood insurance! Welcome to your dream home in the highly sought-after Gator Circle neighborhood! This stunning 4-bedroom, 2-bathroom residence, built in 2022, spans over 1,800 sq ft and offers the perfect blend of modern living and energy efficiency. One of the standout features of this home is the brand-new solar panels, which reduce your electric bill to just about \$25 a month, saving you well over \$200 monthly! Even better, the sellers will pay off the solar panel balance at closing, ensuring you can enjoy these savings immediately and you own the panels outright! Not only is everything in the home only 2 years old, but the home is also still under a structural warranty for the next 8 years, allowing you to move in with peace of mind. This home features Concrete Block Construction and Interior Metal Framing, Under truss lanai, Lenox 15 Seer high efficiency AC system, Moen plumbing fixtures, Dimensional Shingles, PGT Low E Insulated windows, 30" upper cabinets, stainless steel kitchen appliance package, irrigation system, water treatment system, 18" tile in kitchen and baths, walk in shower in master bath, and upgraded paver driveway. The location is unbeatable, with Festival Park (just broke ground) just down the road, featuring an amphitheater for events and recreational fields. Nearby, the Yellow Fever Creek Preserve offers fishing, hiking, and soon-to-be



equestrian trails and camping. Plus, you're conveniently close to US-41, Del Prado Blvd., and Pine Island Rd., providing easy access to the best of SWFL. Sellers will be sure to have the carpets professionally cleaned for the next buyer so they can move right in!! City Water and Sewer is not scheduled until 2040 (North 8) so it gives the buyers plenty of time to prepare! Schedule your showing today and experience the exceptional lifestyle this home has to offer! Don't miss out on this incredible opportunity to invest in a rapidly developing area.

Built in 2022

Essential Information

MLS® #	C7499268
Price	\$349,000
Sold Price	\$349,000
Sold Date	March 21st, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,809
Acres	0.23
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	3524 Ne 13th Avenue
Area	Cape Coral
Subdivision	CAPE CORAL
City	CAPE CORAL
County	Lee
State	FL
Zip Code	33909-8409

Amenities

# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Split Bedroom
Appliances	Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Washer
Heating	Central, Solar
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Private Mailbox
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	October 21st, 2024
Days on Market	296
Zoning	R1-D

Listing Details

Listing Office	MAXIM LLC
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