

\$449,000 - 6 Nw 35th Place, CAPE CORAL

MLS® #C7499736

\$449,000

4 Bedroom, 2.00 Bathroom, 2,234 sqft

Residential on 0.23 Acres

CAPE CORAL, CAPE CORAL, FL

BLACK FRIDAY SALE! \$40,000 PRICE REDUCTION! We LOVE Buyer's Agents!!! Welcome to your dream oasis in SW Cape Coral! This beautifully maintained 4-bedroom plus a den, 2-bathroom pool home is nestled in one of the most sought-after neighborhoods west of Burnt Store Road, surrounded by stunning, meticulously kept homes. Built with longevity and safety in mind, this home has remained untouched by past hurricane flooding and boasts 2023-installed IMPACT WINDOWS for added peace of mind. A new ROOF and AC UNIT installed in 2017 further enhance its value and longevity. Step inside, and you'll be greeted by an inviting open-concept floor plan with soaring vaulted ceilings, perfect for comfortable living and entertaining. The layout ensures privacy for family and guests alike, with the guest quarters strategically placed on the opposite side of the home, connected by an extended hallway. The heart of this home, however, is the screened-in back patio and pool area—a true outdoor retreat which faces West so you can enjoy the most beautiful cotton candy Florida sunsets. Enjoy a covered space to unwind or soak up the sun by the pool. Plus, the convenience of a dedicated pool bathroom means your living spaces stay dry and clean. Located just 3 miles from the quaint fishing village of Matlacha, you'll enjoy access to fresh seafood right off the commercial fishing boats and unique local flair. Additionally, with easy access to major routes, you're only 21



miles from Punta Gorda Airport and just 20 miles from I-75, ensuring easy travel throughout the region. There are also many connecting roads which provide easy access all over town. This SW Cape Coral gem combines convenience, comfort, and charm—don't miss the chance to call it home!

Built in 2007

Essential Information

MLS® #	C7499736
Price	\$449,000
Sold Price	\$415,250
Sold Date	January 10th, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,234
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	6 Nw 35th Place
Area	Cape Coral
Subdivision	CAPE CORAL
City	CAPE CORAL
County	Lee
State	FL
Zip Code	33993-8927

Amenities

# of Garages	3
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Interior

Interior Features	Ceiling Fan(s), Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors, Hurricane Shutters, Irrigation System, Sprinkler Metered
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	October 31st, 2024
Days on Market	302
Zoning	R1-D

Listing Details

Listing Office	MAXIM LLC
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