

\$395,000 - 1220 Hancock Bridge Parkway, CAPE CORAL

MLS® #C7508971

\$395,000

3 Bedroom, 3.00 Bathroom, 1,761 sqft
Residential on 0.23 Acres

CAPE CORAL, CAPE CORAL, FL

WOW! Seller listened to all the constructive feedback and did an amazing job responding! You owe it to yourself to look at this property again because it looks nothing like the pictures anymore! This large 3 bedroom, 2.5 bath home looks incredible with all new LVP floors throughout, updated bathrooms with new vanities and sinks. The master bath boasts a beautifully redone vanity with granite top and gorgeous vessel sinks and brushed nickel lever faucets! Let's not forget the totally redone kitchen with white cabinets, granite counters, glass backsplash, and beautiful stainless appliances. Add to that, new paint inside and out along with a new bahama style ceiling fan on the lanai outside the master bedroom. As if this isn't enough, the seller has replaced the AC ('23) with a 12 year warranty, new roof ('22), new solar for pool ('23) with 12 year labor warranty, new screens on lanai ('23), new ductwork/sealed with lifetime warranty, new irrigation system and sod ('21) and whole house hurricane shutters that close and protect you in a matter of minutes! Add a sparkling pool and a canal lot and you have the makings of paradise at home! Updated pictures coming soon! 3-Bedroom Home on Freshwater Canal with Beautiful Outdoor Oasis AND ALL ASSESSMENTS PAID Perfectly situated on an 80' freshwater canal that connects to 6 lakes: Shamrock Lakes, Lake Kennedy & Killarney Lake. The outdoor



space is an entertainerâ€™s dream, featuring a gorgeous pool (heated with a 2023 Solar Heat system [paid in full w/12 year labor only warranty]) and an expansive under-truss and open-air living area. Relax by the fire pit while enjoying peaceful canal views. Whether youâ€™re hosting a large gathering or enjoying peaceful waterfront living, this home offers endless possibilities for both indoor and outdoor enjoyment.

Built in 1989

Essential Information

MLS® #	C7508971
Price	\$395,000
Sold Price	\$373,000
Sold Date	September 8th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,761
Acres	0.23
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1220 Hancock Bridge Parkway
Area	Cape Coral
Subdivision	CAPE CORAL
City	CAPE CORAL
County	Lee
State	FL
Zip Code	33990-1786

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, L Dining, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Window Treatments
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Dog Run, Hurricane Shutters, Irrigation System, Private Mailbox, Sliding Doors, Storage
Roof	Shingle
Foundation	Block

Additional Information

Date Listed	April 22nd, 2025
Days on Market	134
Zoning	R1-W

Listing Details

Listing Office	CENTURY 21 SELLING PARADISE
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