



\$ 679,000



2309 SE 16th St, Cape Coral, FL 33990

- » Beds: 3 | Baths: 2 Full
- » MLS #: C7495486
- » Single Family | 2,166 ft² | Lot: 10,019 ft²
- » More Info: 2309SE16thSt.IsForSale.com



Shelley Addressi
 813.300.2532
shelleyaddressi@michaelsaunders.com
<http://ShelleyAddressi.michaelsaunders.com>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office
 101 Taylor Street
 Punta Gorda, FL 33950
 (941) 639-0000



Remarks

Welcome to your waterfront, pool-home paradise where coastal living meets simplicity. Located within minutes from Open Water, this exquisite 3-bedroom plus den home boasts the finest in Florida living, highlighted by its prime location and spacious living with over 2,100 sq ft. Step inside to discover a layout designed for comfort and style. With split plan living and two of the three bedrooms featuring En Suite bathrooms, this home offers privacy and convenience for family and guests alike. Furthermore, dual vanities in each bathroom, crown molding and granite countertops add to the pleasures the home offers. It also features a Den that creates a serene space for a quiet getaway. Enjoy outdoor dining? You are covered there as well with ample outdoor patio space under cover for a break from the Sun. Imagine mornings sipping coffee on your private dock, gazing out over the tranquil canal. The newly updated Roof, Pool Cage, Pilings, Dock and Dock Electric, all completed in 2023, ensure worry-free enjoyment of your waterfront lifestyle. Boating enthusiasts will also appreciate the lift motors were replaced in 2023 as well. Dive into the poolside paradise. Soak up the sun, or simply relax and enjoy the beauty of waterfront living. Offered turnkey, this home is more than just a house—it's an

