

FACTSHEET

Gulf Access – No Locks – Southern Rear – 2 Master Suites

Turnkey, fully furnished and equipped for **\$499,900** – See virtual tour photo presentation on www.seabim.com

LOCATION / BUILDING

- 2006 SE 13th Ter, Cape Coral, Florida 33990
- Close to restaurants, shops and the bridge to Fort Myers
- Built 1997 - living area 1,976 square feet, fully air-conditioned
- 3 bedrooms, 3 bathrooms – tiled throughout
- Living room / dining area / kitchen / kitchen nook
- 2-car garage, shingle roof, lanai and pool deck
- Heated swimming pool (electrically and solar) plus spa / pool size 27ft. x 14ft. / cage / screen
- Automatic sprinkler system - well maintained landscaping
- TWO master suites (rare to find – perfect for vacation rentals)
- Fully equipped with furniture, TV, dishes, flatware, bedding, towels, etc.

LOT / PARCEL

- Southern exposure lot - 10,000 square feet – 80 feet on water
- Located close to the Caloosahatchee River
- Quick access by boat to the river without locks
- Seawall with dock, sitting area and boat lift

ADDITIONAL INFORMATION HOUSE

- NEW in recent years: stainless steel screws bottom of cage and pool heater (about 3 years)
- NEW in 2011 and 2013: tiles in second master and guest bedroom
- NEW in 2012: glass cooktop
- NEW in 2014: painted outside and new side garage door
- NEW in 2015: fridge

VERY successful vacation rental property with an annual rental income of \$40k - \$45k

ADDITIONAL INFORMATION: LOCATION

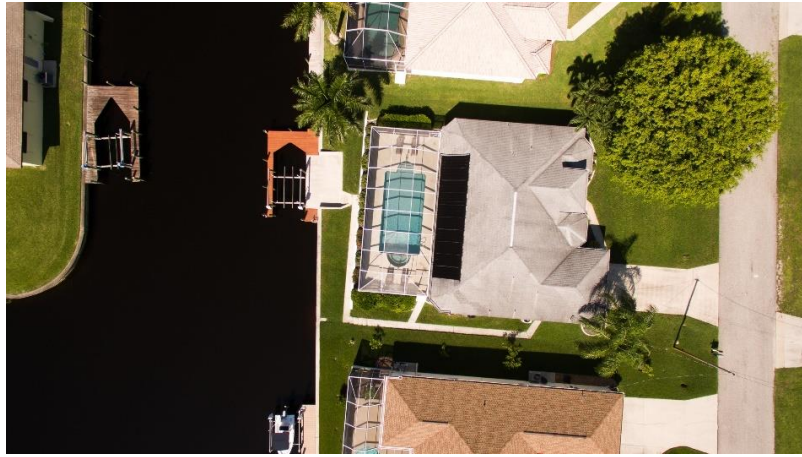
- Walmart and restaurants are less than 5 minutes by car
- Beaches (small): Cape Coral Yacht Club / Four Freedoms: less than 15 minutes by car
- Cape Harbour or Tarpon Point Marina (restaurants, live music, bars, etc.): 20 minutes by car
- Playgrounds: 5-10 minutes by car
- Nature Trails, Walking: Four Mile Cove Ecological Preserve: less than 10 minutes by car
- Kayaking: Many miles to kayak at Four Mile Cove Ecological Preserve

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