



**537 NE 2nd
St.**

**Cape Coral
Florida**









The House: Year Built: 2006 Ready to move in. Residential, Pets Not Allowed, Smoking on Lanai only
537 SE 2nd. St. Cape Coral, FL. 33990

Centrally located, 20 minutes from Ft. Myers airport, and beaches. Fully furnished, 3 bedrooms, Tray ceiling in Master bedroom, 2 full baths, walk-in closets, Large open eat-in kitchen with breakfast bars, (2) sides, heated pool with baby fence, pool has flowing night lights and waterfall, a lighted planter, large screened in lanai. (2) car attached garage.

Located on a fresh water canal, with access to three large lakes, Cement boat dock, patio and sea wall.

Lot size: 80' + 125'

Lawn sprinkler system

Central air conditioning

6 ceiling fans. Multiple cable and phone outlets throughout house and lanai.

Newly installed hookup to City sewer and water/no septic.

Central electric

Large sliding storm windows in rear of house.

Hurricane shutters throughout.

1" thick cement roof tiles/no shingles

13" + 13" floor tiles throughout main hall, kitchen, baths,

All bedrooms are carpeted and hallway

Re-enforced Concrete block

During construction complete house was treated for Mold, guaranteed for 25 years.

Approx. size: 2020' under roof . 1200' under screened lanai, pool patio/deck.

Taxes: \$2,200.00 year

Automatic garage door. (2) solid custom front doors.

Appliances: Micro, Stove/W self cleaning oven, Dishwasher, Refrig/w/ice maker/water, Garbage disposal, Washer/dryer, Dual kitchen sinks.

Dimmer switches throughout,

ADT system direct to police and fire Depts. Fire & Burglary alarms.

All rounded edges in house, pocket doors.

Meets the newest building codes & hurricane requirements for homes in FL.

Nicely landscaped, with palm and Cassia trees.

Master suite & Kitchen Nook were pushed out towards pool, so house is a little bigger than as shown. 3 TV's, 4 phones.