

\$650,000 - 1316 Sw 31st Terrace, Cape Coral

MLS® #2240554

\$650,000

3 Bedroom, Bathroom, 1,800 sqft
Residential on 0 Acres

Cape Coral, Cape Coral, FL

A newly built home with breathtaking canal views and desirable southern exposure. Constructed in 2022, this residence spans 1,800 square feet and features three generously sized bedrooms, a versatile den, and two full bathrooms, all complemented by a spacious two-car garage. The exterior boasts impact-resistant doors and windows, a brick paver driveway and walkway, and a white metal fence that encloses the backyard. For evening ambiance, upgraded recessed downlighting in the soffits adds a touch of elegance. Inside, the home dazzles with soaring 13-foot ceilings adorned with recessed LED lighting, 8-foot doors, tasteful window coverings, and large polished white tile flooring throughout. A grand double glass door entry and French doors in the den further elevates the home's aesthetics. The gourmet kitchen features white shaker-style cabinets with underlighting, quartz countertops, and a marble backsplash. The large center island with waterfall edge, spacious pantry, and stainless appliances with pot filler make cooking a delight. The adjacent living room with tray ceiling and dining room overlooking the water makes this space perfect for gatherings. Retreat to the owner's suite, where luxury continues with a tray ceiling, two walk-in closets, and a spa-like en-suite bathroom boasting a white vanity with dual sinks, frameless glass walk-in shower with dual heads, and a separate deep soaking tub for ultimate relaxation. Guests are comfortably



accommodated with a 3-piece bathroom flanked by two guest bedrooms. Step outside to the extended lanai, featuring a new no-see-um screen enclosure, paver pool deck, and large saltwater heated pool complete with cover. The covered area is perfect for dining and lounging, offering an idyllic outdoor living experience. Additional notables include Samsung washer and dryer, epoxy floor in the garage, and no HOA. Don't miss this opportunity!

Built in 2022

Essential Information

MLS® #	2240554
Price	\$650,000
Bedrooms	3
Full Baths	2
Square Footage	1,800
Acres	0.23
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Ranch
Status	Active

Community Information

Address	1316 Sw 31st Terrace
Area	0.23
Subdivision	Cape Coral
City	Cape Coral
County	Lee
State	FL
Zip Code	33914

Amenities

Amenities	None
Parking	Garage Door Opener
Garage Spaces	2

View	Canal
Is Waterfront	Yes
Waterfront	Canal Front
Has Pool	Yes
Pool	In-Ground, Salt Water, Screen Enclosure

Interior

Interior	Concrete, Tile
Interior Features	Walk-In Closet(s), Breakfast Bar, Double Vanity
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator With Ice Maker, Washer
Heating	Central Heating
Cooling	Ceiling Fan(s), Central Air
# of Stories	1

Exterior

Lot Description	County Lot
Windows	Impact Windows, Sliding
Roof	Shingle

Additional Information

Days on Market	81
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Listing Details

Listing Office	Premier Sotheby's International Realty
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