

# 1625 44TH TERRACE CAPE CORAL FL 33914

<https://candiscarmichael.com>



Welcome to your luxury waterfront retreat in the heart of Southwest Cape Coral. NEW CONSTRUCTION, brand new never lived in, this Gulf access pool home offers 3 bedrooms plus a den, 3 full bathrooms, and over 2,400 square feet of modern living designed for comfort, entertaining, and the Florida lifestyle. Situated on a GULF ACCESS [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2471 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7525894



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://view.spiro.media/order/ebc66bd4-e426-4feb-e326-08dea6b906b5?branding=false>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2471 sq ft

**Year built:** 2025

**SubdivisionName:** CAPE CORAL

**GarageSpaces:** 3

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10629 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 45

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Covered, Patio, Rear Porch

**Pool Features:** Gunite, In Ground, Tile

**Waterfront Features:** Gulf/Ocean

**Garage YN:** Yes

**Garage Spaces:** 3

**Fencing:** Fenced

**Window Features:** Storm Window(s)

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cleared, In County, Landscaped, Oversized Lot

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Wine Refrigerator

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Exterior Features:** Hurricane Shutters, Lighting, Sliding Doors

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** CAPE CORAL

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 09-45-23-C3-04664.0110

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$11,752

**Tax Legal Description:** CAPE CORAL UNIT 70 BLK 4664 PB 22 PG 66 LOTS 11 + 12

**Tax Lot:** 11



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## Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**WindowFeatures:** Storm Window(s)

**PoolFeatures:** Gunite, In Ground, Tile

**Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Wine Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box



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