

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



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

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

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 17 minutes ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 10629 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 45

Road Surface Type: Paved

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

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

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

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box



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