

# Ranch, One Story, Single Family Residence - CAPE CORAL, FL



## 123 SW 52Nd Terrace, Cape Coral, FL, 33914

Offered at \$599,900

New memories ready to be made at this highly desired, Direct Gulf Access Property. Property located almost at the end of cul-de-sac, very little traffic for tranquility while building a new life in beautiful SW Florida. Endless Possibilities with this perfect location for this Boater Paradise! 10K Boat Lift and wrap around dock. Property priced below land value. Flood Waters Entered, All cabinet & appliances have been removed. Drywall cut out around 4 ft. Property was treated for rehab, just waiting on the Mold Certificate if buyer wants to rebuild on these strong bones! Current Structure Elevation sits about 6.5 ft, Flood Insurance required for financing. Cash or Rehab Loans Only.

3 Bedrooms

2 Bathrooms

1,445 sqft

0.23 acre (lot size)

Built: 1966



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