

## Property-Information

**Price: \$ 655000**



**Hr. Herbert Hofmann**

Tel: +1 239 362 8334

**Fr. Iwona Hofmann**

Tel: +1 239 362 8322

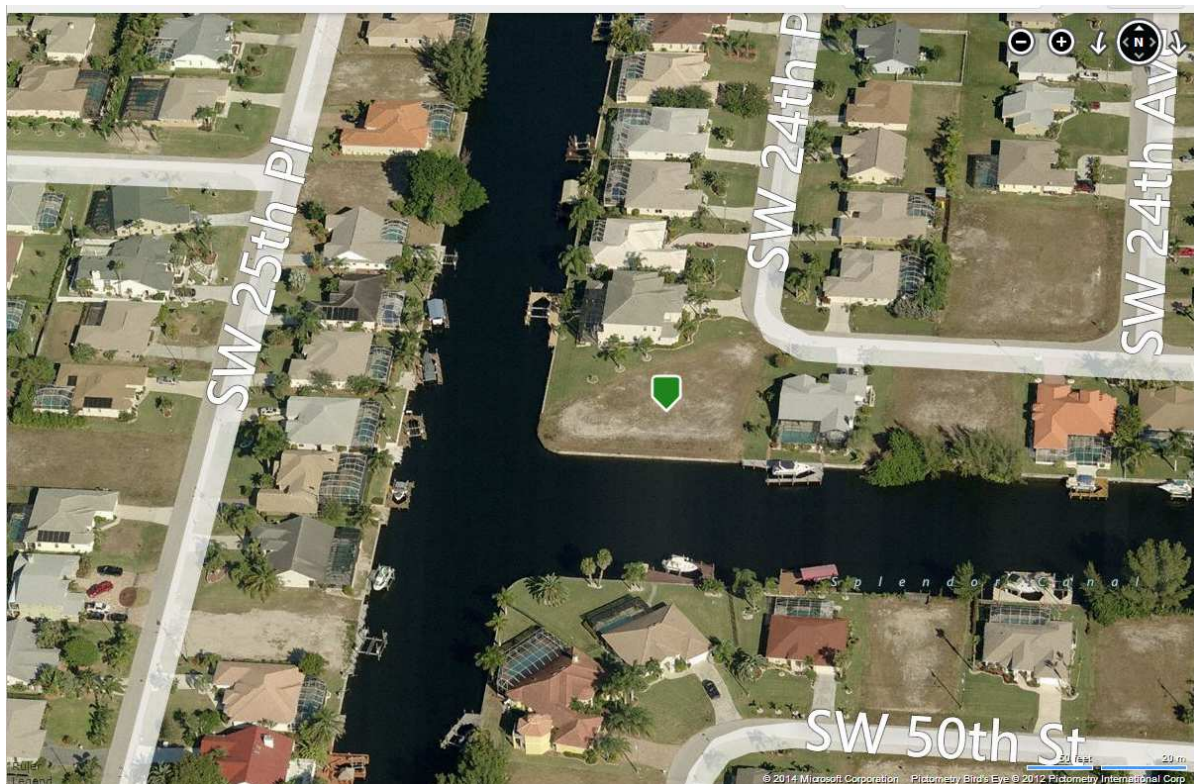
E-Mail: [info@exclusive-villas.de](mailto:info@exclusive-villas.de)

[www.capecoral-immobilien.com](http://www.capecoral-immobilien.com)

2606 SW 48th Terrace  
33914 Cape Coral, Florida  
USA

### Property Information

One of the last ones: Cornerlot in the SW, almost 1/2 acre with Southern/ Western exposure. Buildingplans for a one story over 4000sqf Villa ready for permitting. You will not find a better lot in the SW for that price, come and see for yourself, All assesments paid in full, 212 ft seawall in place



Source: 2014 Microsoft Corporation Pictometry Bird's Eye 2012

## General Information

<b>General Information</b>		ML# 213503723	
<b>List Price:</b>	\$515,000		
<b>MLS#:</b>	213503723	<b>Status:</b>	Active (09/24/13)
<b>Address:</b>	2416 SW 49TH TER CAPE CORAL, FL 33914		
<b>GEO Area:</b>	CC22 - Cape Coral Unit 69,70,72-75		
<b>County:</b>	Lee		
<b>Property ID:</b>	17-45-23-C2-05000.0080	<b>Property Class:</b>	Lot & Land
<b>Lot:</b>	8	<b>Subdivision:</b>	CAPE CORAL
<b>Block/Bldg:</b>	5000	<b>Development:</b>	CAPE CORAL
<b>Parcels:</b>		<b>Subdivision #:</b>	
<b>Zoning:</b>		<b>Lot Type:</b>	Residential Lot
<b>Legal Unit:</b>	72	<b>Sec/Town/Rng:</b>	17/45/23
<b>Potential Short Sale:</b>	No	<b>Foreclosed REO:</b>	No
<b>Virtual Tour URL:</b>			
<b>Land Use Code:</b>	00-Vacant Residential		
<b>Other PIDs:</b>			
<b>Legal Desc:</b>	CAPE CORAL UNIT 72 BLK 5000 PB 23 PG 25 LOT 8		
<b>Listing Broker:</b>	Vista Key Real Estate, LLC		

## Detailed Information

<b>Approx. Lot Size:</b>	47x130x165x182
<b>Lot Size:</b>	.45 (acres) / 19,746 (sqft)
<b>Approx Sqft.Land:</b>	
<b>Rear Exposure:</b>	SW
<b>Elevation:</b>	
<b>Lot Desc.:</b>	Corner, Oversize
<b>Restrictions:</b>	No RV
<b>Utilities:</b>	Cable, Electric, Irrigation Water, Phone Line, Sewer, Trash Removal, Water
<b>Usage:</b>	Single Family
<b>Road:</b>	City Maintained
<b>Sewer:</b>	Assessment Paid, Central
<b>Water:</b>	Assessment Paid, Central
<b>Trees:</b>	
<b>Ground Cover:</b>	
<b>Land:</b>	
<b>Avail. Documents:</b>	
<b>View:</b>	Canal, Intersecting Canal
<b>Dock:</b>	None
<b>Boat Access:</b>	None
<b>Waterfront Desc.:</b>	Canal, Intersecting Canal

# Exposé



