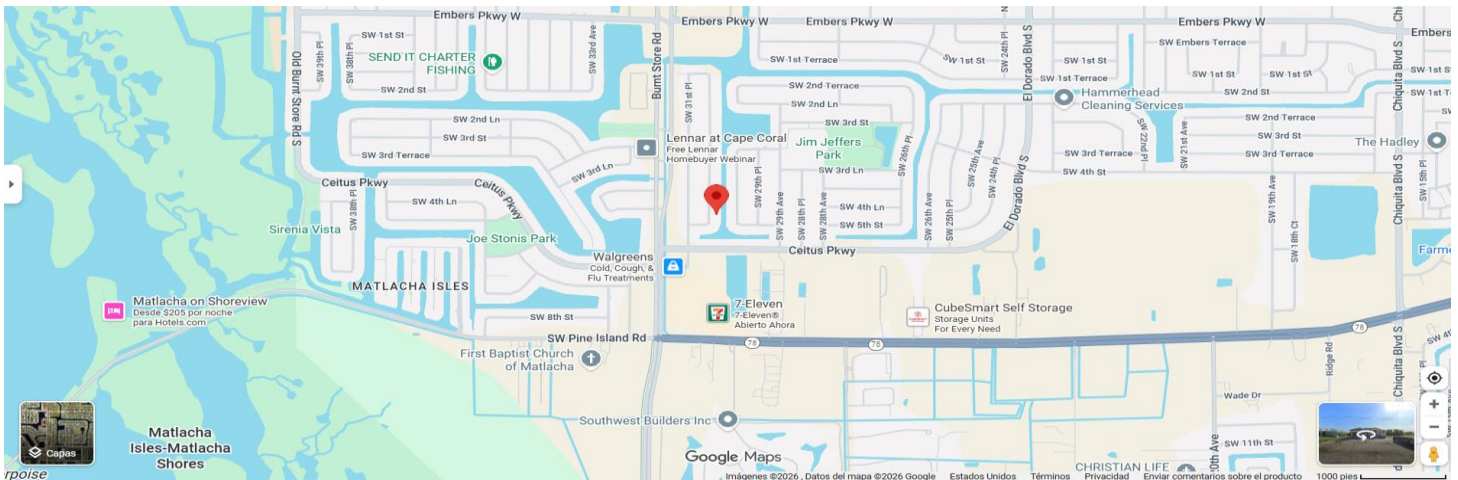
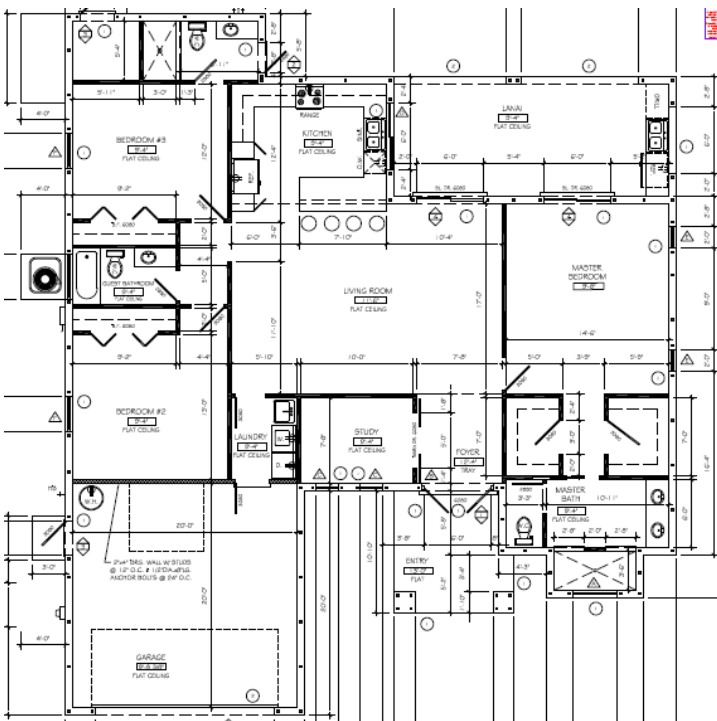


425 SW 31st Ave, Cape Coral, FL 33991

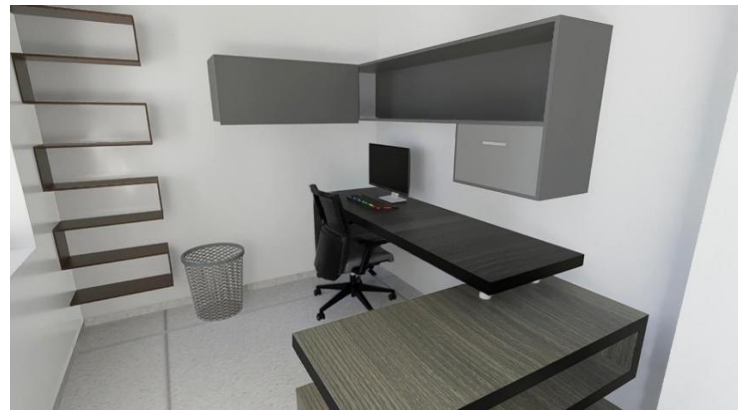


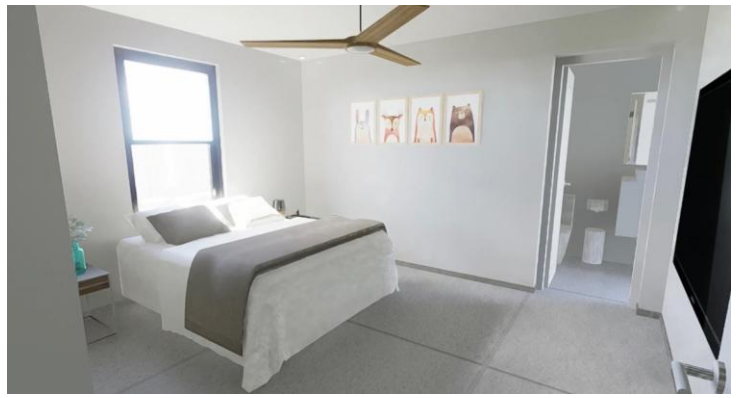
PLANS

ARCHITECTURAL DESIGN



GALLERY






Property details

● House for sale


\$580,000

or

\$630,000 with pool (optional pool available upon request)

 3 beds

 3 Bath

 1 Study

 1 Storage


 2 garages


1.900 SF Living area

2.756 SF Total area

0,23 Acres lot

 Single family
Property type

 2026
Year Built

 305/331
Price per sq ft

DO NOT MISS THE OPPORTUNITY to live in this wonderful property, every detail has been carefully selected with quality and style. Located in a prestigious area of Cape Coral with great property value growth, close to one of the most exclusive projects "The Seven Islands" Gulf Gateway Resort & Marina Village, 7 min from Matlacha Island, close to main roads such as Burnt Store Rd and Pine Island Rd, less than 5 min from the Publix, Walmart, Gas Station, Shopping Center.

Total area built 2.756 SF and 1.900 SF living area, city water, with sewer system, Steam wall foundation, Sea Wall. The design of the front house has modules with changes in volumes, slightly smooth floating stucco finish, drive way design cast in concrete and steel mesh and finished with stone. Smooth type 4 internal paint, light gray matte large-format 48"x48" ceramic flooring; tray ceilings 13' entry, 12'.4" foyer, 11'.6" living and dining room and 9'.4" in the house; lamps in living, dining and Kitchen, fans in bedrooms and lanai; impact windows and doors, R38 thermal resistance insulation for better heat insulation and energy efficiency, 8 ft high interior doors; 3.5-ton Rheem HVAC system with linear supply vents, double garage with a separate side access door, insulated garage roof, Chamberlain Wi-Fi enabled LED Garage Door Opener. GAF Timberland HD roof with high wind resistance and algae protection, ventilated aluminum soffit underground roof drainage and front/rear downspouts. Three (3) bedrooms, one (1) study, one (1) storage and three (3) full bathrooms with glass doors, floating furniture and over-counter sinks with excellent finishes, private toilet, double vanity, led mirrors with touch sensors. Wooden furniture designed in living room, walking closets, bathrooms, pantry, flat-panel European-style kitchen cabinets. Minimalist, modern, and luxury kitchen with high-end appliances, hood with effective external outlet to eliminate odors in the house, grease, humidity and mold in the cabinets, stove plate, double oven, dishwasher, double sink stainless steel, kitchen faucet, soap dispenser, garbage disposal, and refrigerator, quartz countertops, backsplashes, waterfall edge on kitchen bar. Laundry area featuring upper upper and lower wood cabinetry, sink, and quartz countertop. Enjoy with your family a social area with a large covered lanai, exterior 24"x48" large-format slip-resistant flooring, with access to an internal bathroom, outdoor shower and storage. Outdoor kitchen features a built-in grill, countertop, sink and beverage refrigerator. Access to external bathroom, outdoor kitchen and storage. Beautiful landscaping with pines and palms, steel nameplate installed on a garden wall, outdoor lights and sprinkles. It is a home that stands out for its custom finishes, minimalist and modern of high quality in the Florida market, designed for exclusive and tasteful people like you.

Optional pool available upon request (pool with island 14' x 28', salt water system, internal lights, and fence).

Book an appointment to see it, +1 (239) 469 5965 or +1 (786) 600 5951, and be the owner of this modern property.

Features

Building and Construction

Tipo: Single Family Home

Year Built: 2026

Total Square Feet Living: 1.900 SF

Building total area: 2.756 SF

Bedrooms: 3

Full bathroom: 3

Study: 1

Garage Space: 2

Storage: 1

Country: Lee

Subdivision: Cape Coral

Construction Materials: Block Walls, Concrete foundations

Stucco: Floated front and back, textured sides and garage

Internal paint: Smooth type 4

Entry Level: 1

New Construction: Yes

Property Condition: New Construction, Building Permit

Roof: Shingle GAF Timberland HD

Foundation: Steam Wall

Insulation Area: R38 Living area and garage

Building total Stories: 1

Furnished: Unfurnished

Status: Active

Utilities

Sewer: Assessment Unpaid

City water: Yes

Electricity available: Yes

Interior

Interior Features

Wooden furniture designed in living room, walking closets, bathrooms and pantry.

Flooring home: Title 48" X 48"

Flooring bathroom: Tile 24" X 48"

Bathtub: 1

Tray Ceilings: Yes

Living and Dining Room

Living and Dining Room: 24' X 17'

Bedrooms

Master Bedroom: 14'.6" X 17'

Bedroom #2: 14' X 13'

Bedroom # 3: 14' X 12'

Study: 10' X 7'.8"

Bathrooms

Master Bathroom: 14'.6" X 9'.5"

Bath # 2: 9'.2" X 5"

Bath #3: 10'.5" X 5'.4"

Cooling and Heating

Rheem 3.5-ton HVAC system

Kitchen

Separate Kitchen: 13'.10" X 12'.4"

Dual Sink

Kitchen Bar to 4 people

Appliances

VIKIO 30 INCH Ducted 980-cubic for minute Stainless steel Wall-Mounted Range Hood with Charcoal Filter

Whirlpool 30-in 4 burners Smooth Surface (Radiant) Black Electric Cooktop

Samsung 30 inches Smart Compatible Single Electrical Wall Oven Self + Steam Cleaning (Stainless Steel)

Samsung Bespoke Smart 2.1 cu. ft. 1000 W Over-the-Range Microwave with sensor Cooking

Samsung 27.4-cu ft Side-by-Side Refrigerator with ice maker, water and Ice dispenser (Fingerprint Resistant Stainless Steel)

Samsung Auto Release Door 24-in Top Control Built-in Dishwasher (Fingerprint Resistant Stainless Steel) Energy star, 48-Decibel very quiet sound level

InSinkErator Badger Septic Safe Non-Corded Garbage Disposal

Mechanical Systems

Rheem Performance 50 Gal. Tall 4500-WATT Double Electric Water Heater with 6 years Warranty

Chamberlain Wi-Fi enabled LED Garage Door Opener – smartphone control and enhanced lighting

Exterior

Exterior and Lot Features

Flooring entry/lanai: Tile 24" X 48"

Security High Impact Doors

Sprinklers: Automatic Irrigation

Storage

Outdoor Shower

Outdoor Grill

Gas Grill

Patio and Porch Features: Open porch

Internal pool connections

Pool (Optional)

Pool Features: Concrete, In Ground, salt

Pool Private: Yes

Garage and Parking

Garage Space: 2

Parking Features: Attached, Driveway, Garage Paved

Land Info

Lot Descriptions: Rectangular Lot

Lot Size Area: 0.23 acres

Lot Size Dimensions: 80' X 125' X 80' X 125'

Lot Size Square Feet: 10,019

Community

Homeowner Association

Association: No

Pets Allowed: yes