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Residential Customer Financial Report w/Photos



General Information ML# 2026032075

List Price:	$285,000		
MLS#:	2026032075	**Status:**	Active (08/05/26)
Address:	2701 NE 1ST PL CAPE CORAL, FL 33909		
GEO Area:	CC31 - Cape Coral Unit 17,31-36,46,47		
County:	Lee	**Property Class:**	Residential
Status Type:	Resale Property	**Subdivision:**	CAPE CORAL
List Price/Sqft:	$133.12	**Development:**	CAPE CORAL
Property ID:	25-43-23-C4-02303.0190	**Furnished:**	Unfurnished
Approx. Living Area:	2,141	**Bedrooms:**	4 Bed
Approx.Total Area:	2,790	**Baths:**	2 (2 0)
		Den/Flex:	No
Building Design:	Single Family	**Year Built:**	2006
Potential Short Sale:	No	**Foreclosed REO:**	No
Virtual Tour URL:	https://www.propertypanorama.com/instaview/fgcmls/2026032075		

Detailed Property Information

ML# 2026032075

Property Information: DOUBLE LOT • 2024 ROOF • NO HOA • FLOOD ZONE X! This spacious 4-bedroom, 2-bath Cape Coral home offers 2,141 sq. ft. of living space on an oversized double homesite with plenty of room to spread out, add a pool, create a backyard oasis, or park your boat or RV. Inside, you'll find a comfortable single-story floor plan with four true bedrooms, generous living space, and a screened lanai that extends your Florida living outdoors. The large backyard offers endless possibilities for entertaining, pets, gardening, or simply enjoying the extra space that's becoming harder to find. Major updates are already taken care of, including a newer roof installed in 2024 and updated air conditioning. Even better, the home is located in Flood Zone X, where lenders typically do not require flood insurance. With NO HOA, you'll enjoy the freedom to make the property your own without monthly association fees. Additional features include an irrigation system, water treatment system, two-car garage, and all major appliances—including the washer and dryer. Conveniently located in NE Cape Coral near Del Prado Boulevard, shopping, dining, schools, and easy routes into Fort Myers. More land. More freedom. More house—and many of the big-ticket updates are already done. Come see what makes this double-lot property stand out!

Ownership:	Single Family	**Pets:**	No Approval Needed
Lot Size:	.23 (acres) / 10,019 (sqft)	**Pets - Max. Weight:**	
Cable:	Yes	**Pets - Max. Number:**	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		**Approx. Lot Size:**	80x125x80x125
Guest House Desc:		**Gulf Access Type:**	
Elementary School:	ONE B (CHOICE): CALOOSA, DIPLOMAT, HANCOCK	**Windows:**	Single Hung
Middle School:	SCHOOL CHOICE	**Exterior Finish:**	Stucco
High School:	SCHOOL CHOICE	**Community Type:**	No Subdivision, Non-Gated
Flooring:	Tile, Wood	**Golf Type:**	No Golf Available
Cooling:	Central Electric	**Golf MembershipYN:**	No
Floor Plan Type:	Split Bedrooms	**Golf Membership Type:**	
Kitchen:	Pantry	**Heating:**	Central Electric
Private Pool:	No	**Gas YN:**	No
Private Spa:	No	**Gas Description:**	
View:	None/Other		
Amenities:	None		
Bedroom:	First Floor Bedroom, Primary BR Ground		
Dining:	Breakfast Bar, Formal		
Equipment:	Auto Garage Door, Dishwasher, Dryer, Microwave, Range, Refrigerator, Smoke Detector, Washer, Water Treatment Owned		
Exterior Features:	Room for Pool, Sprinkler Auto		
Interior Features:	Smoke Detectors		
Master Bath:	Jetted Tub, Separate Tub And Shower		
Additional Rooms:	Open Lanai/Porch, Screened Lanai/Porch		
Parking:	2+ Spaces		
Road:	City Maintained, Paved Road		
Restrictions:	None		
Security:	None		
Storm Protection:	Shutters - Manual		

Unit/Bldg.Information

ML# 2026032075

Building #:		**Units in Complex:**	1	**Builder Product:**	No
Total Floors in Property:	1	**Building Style:**	1 Story/Ranch	**Builder Name:**	
Total Building Floors:		**Construction**	Concrete Block		
Unit Floor:		**Roof:**	Shingle		
Units in Building:	1	**Elevator:**	None		
Garage:	Attached	**Carport:**			
# Garage Spaces:	2	**# Carport Spaces:**	0		

Lot Information

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Waterfront:	No	**Waterfront Descrip.:**	None
Gulf Access:	No	**Boat/Dock Info:**	None
Canal Width:	None	**Water:**	Well
Rear Exposure:	E	**Sewer:**	Septic
Sec/Town/Rng:	25/43/23E	**Irrigation:**	None
Legal Unit:	19	**Lot Description:**	Oversize
Subdivision #:	C4	**Lot:**	19
Zoning:	R1	**Block/Bldg:**	2303
Listing Broker:	KW Florida Living		
Legal Desc:	CAPE CORAL UNIT 36 BLK 2303 PB 16 PG 122 LOTS 19 + 20		

Room Information

ML# 2026032075

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions
Lanai	28 x 7	Utility Room	7 x 12	Garage	19 x 19	Dining Room	11 x 11
Kitchen	11 x 12	Living Room	18 x 22	Bedroom	10 x 11	Bedroom	10 x 10
Bedroom	10 x 11	Primary Bedroom	18 x 14				

Financial/Transaction Information

ML# 2026032075

Total Tax Bill:	$5,019	**HOA Description:**	
Tax Year:	2025	**Recurring Fees:**	

Tax Desc:	City And County, No Homestead
Tax District Type:	Not Applicable
Terms:	Buyer Finance/Cash
Approval:	None
Management:	None
Maintenance:	None
Special Info:	Disclosures, Seller Disclosure Available
Num of Leases/Yr:	52
Min. Days Of Lease:	7

HOA Fee:	$0
Master HOA Fee:	$0
Condo Fee:	$0
Spec Assessment:	$0
Other Fee:	$0
Land Lease:	$0
Annual Food & Beverage Minimum:	$0
Mandatory Club Fee:	$0
Rec. Lease Fee:	$0
Total Annual Recurring Fees:	$0

One Time Fees

Mandatory Club Fee:	$0
Land Lease:	$0
Rec. Lease Fee:	$0
Other Fee:	$0
Spec Assessment:	$0
Transfer Fee:	$0
Application Fee:	$0
Total One Time Fees:	$0





















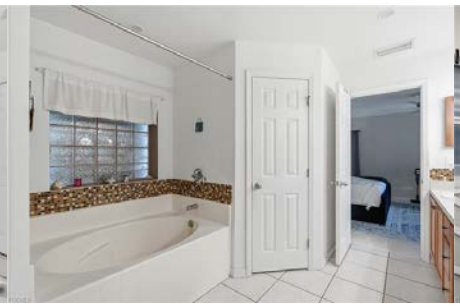


























Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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