



Single Family
[3623 NW 45th St](#)
 CAPE CORAL, FL 33993
ML#: A11554018 **List Price:** \$390,000
Rng Price: **Status:** Active
LLP: **REO:** No
Short Sale: No
Listing Brkr: [EXPP01 /EXP Realty LLC](#)
County: Lee County **Auction:** No
Area: 5940 Florida Other
Geo Area: Other Geographic Area (Out Of Area Only)
Legal: CAPE CORAL UNIT 84 BLK 5588 PB 24 PG 45 LOTS 17 + 18
Furnished:
Bedrooms: 3 **Baths:** 2
Convert Bed:
SqFt (Liv): 1,387 **Tot SqFt:** 2,113
SqFt (Adj):
Bld Ar/Src:
Year Built: 2024/Under Construction
Virtual Tour: [Click Here](#)

Location Information

Folio#: [074323C406103.0650](#) **Parcel #:** 0170 **Model Name:** Moon
Municipal Code: 19 **Town/Range:** 43 **Section:** 24
Subdivision #: **Map Coord:** **Zoning:** R1-D
Subdivision: Cape Coral **Development:**
Elementary: **Middle:**
High:
Neighborhood:

General Information

Type Property: Single **Front Exposure:** South **HOPA:** Unverified
For Lease: No **For Lease MLS#:** **SS Addend:**
Boat Services: **Appr Lot Size:** **Carport:**
Style: R30-No Pool/No Water
Garage: 2/Attached
Lot SF: **View:** Garden View
Parking Desc: Driveway **Spa:**
Parking Restr: **Pool Dim:**
Lot Desc: Less Than 1/4 Acre Lot
Waterfront: No
Water Access: **Pool:** No
Water Frontage: **Design/Desc:** Detached/One Story
Pool Dim: **Construction:** Concrete Block Construction
Pool: **Roof Desc:** Shingle Roof
Design/Desc: **Floor:** Tile Floors

Remarks

Remarks: Receive up to \$45,000 towards closing costs and prepaids when you use our preferred lender, if you qualify. Uncover the allure of "Moon" in Cape Coral, Florida. This modern masterpiece features 3beds, 2baths, & 1,387 sqft of luxury. The spacious master suite includes walk-in closets & dual-sink master bath. Inside, enjoy elegance with low-maintenance large-format tile floors & high ceilings that amplify space. The open kitchen seamlessly connects to the living & dining areas, perfect for hosting or everyday living. The 227 sq ft lanai, an outdoor oasis for morning coffees or unwinding. The 2-car garage boasts durable epoxy floors. This home embodies Florida living at its finest. Inquire about other models and locations available.*Pictures are of the Model Home*

Driving Directions:

Broker Remarks: [Submit all offers via MLS Offers](#)

Rooms

Bedroom Desc: Entry Level
Primary Bath:
Addition Rooms: Utility Room/Laundry
Dining Desc:
ADA Compliant:

Additional Information

Pets: Yes **Pet Fee:** **Pet Fee Desc:**
Pet Rstr: None **Cable:**
Guest House:
Ceiling Fans:

Interior Feat: First Floor Entry, Cooking Island
Equip/App: Automatic Garage Door Opener, Dishwasher, Washer/Dryer Hook-Up, Electric Range, Refrigerator
Window Treat:
Exterior Feat: High Impact Doors, Open Porch
Subd Info: No Subdiv/Park Info
Restrictions: No Restrictions, Other Restrictions
Maint Incl:
Heating: Central Heat, Electric Heat
Cooling: Central Cooling, Electric Cooling
Sprinkler:
Water: Well Water **Sewer:** Septic Tank
Equestrian:
Storm Protect: Complete Impact Glass
Green Energy:

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:	
Total Mortg:		Terms:	All Cash, Conventional, FHA, Va	Membership:	No
Type of Assoc:	None	Maint Fee:		Land Lse Fee:	
Application Fee:		Maint Fee Incl:		Flood Zone:	
Assoc Fee:		Assoc Fee Pd:		Owner Agent:	No
Tax Amount:	\$792	Tax Year:	2023		
Tax Info:	Tax Reflects No Exemptions				
Special Info:					
Possession Info:	At Closing				
Bonus:		Spec Assess:		Mult Offers :	
Hardship Pkg:		PACE:			

Agent/Office Information

Office:	EXPP01 /EXP Realty LLC	Agent Ph:	305-492-9705
Agent:	3187382 /Gustavo Pacheco	Ag Ph 2:	305-492-9705
Ofc Addr:	10752 Deerwood Park Blvd #100 Jacksonville, FL 32256	Office Fax:	941-315-8557
Agent Email:	gustavo@livingpremises.com	Agent License:	3187382
Office Ph:	888-883-8509	CoOfc Ph:	888-883-8509
CoOffice:	EXPP04 /EXP Realty, LLC	CoAgt Ph:	786-828-3734
CoAgent:	3467812 /Andres Espinasa Millan	CoAgent Lic:	3467812
CoAgt Fax:		Own Phone:	
CoAgt Email:	andresespinasa@gmail.com	NonRep Cmp:	1%
Owner Name:		Blogging:	Yes
Buy Agt Comp:	3%	OK to Advertise:	No
VAR Dual Rt:	Yes	Joint Agcy:	
Addr on Inet:	Yes	Occupancy:	Vacant
Photo Instr:	Realtor to Upload Images 1-99	Prev LP:	
List Type:	Exclusive Right to Sell/Rent	Orig LP:	\$390,000
Show Instr:	Call Listing Agent	Internet:	Yes
List Date:		Withdrn Dt:	
Expire Date:			
Pending Dt:			
Closing Dt:			
Intrnt URL:			
Intrnt Rmrks:	Uncover the allure of "Moon" in Cape Coral, Florida. This modern masterpiece features 3beds, 2baths, and 1,387 sqft of luxury.		
Board:	A-Miami Association of REALTORS		

Prepared By: Fatima Briouel

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