

2616 Somerville Loop #2105, Cape Coral

\$329,950



Lakefront condo in amenity-rich Sandoval - move-in ready and exempt from new condo regulations! Welcome to this well-maintained 3-bed, 2-bath second-floor condo in the highly sought-after gated community of Sandoval. Set in a 2-story building, it is exempt from the new condo regulations enacted in late 2024. Perfectly positioned in Southwest Florida, this lakefront condo offers the best of tropical living. Enjoy resort-style living in one of Cape Coral's most desirable communities, with lush, mature landscaping, scenic walking and biking paths, and a variety of activities (lagoon-style pool, pickleball, tennis, basketball, beach volleyball, clubhouse, and dog parks). Inside the home has been freshly painted in a warm, neutral palette. The vaulted ceilings and new(er) plank tile flooring give the home a spacious, open feel. The foyer and the staircase are lined with new carpet. The kitchen is stylish and functional, with quartz countertops, a tile backsplash, stainless steel appliances, and a center island for added storage. Cabinetry crown molding and updated hardware complete the look. Enjoy breakfast in the dining area or on the lanai while soaking in serene lake views. In the oversized primary bedroom, large windows overlook swaying palm trees and fill the room with natural light. The primary bath boasts a walk-in shower, dual sinks, and expansive vanity space. The guest bedrooms include new ceiling fans and plenty of room to relax or work. Both bathrooms feature updated vanity hardware. Relax on the lakefront screened-in lanai, the perfect spot to enjoy the soothing water features and seasonal Florida wildlife. Sunrises to the left. Sunsets to the right. This is your chance to own a slice of paradise in one of Southwest Florida's premier communities.

- Lakefront 3 Bed | 2 Bath
- 1,725 SF 2nd Floor Condo
- Exempt from New Condo Regulations
- Large Stylish Kitchen
- Quartz Countertops,
- Stainless Appliances
- Decorative Backsplash
- Center Island
- Split Floor Plan
- Attached Garage w/ Storage
- Lakefront Screened Lanai
- New(er) Tile Plank Floors
- Freshly Painted Interior
- Vaulted Ceilings
- In Home Laundry
- New Roof - Assessment Paid
- Total Hurricane Protection
- Resort Style, Amenity Rich, Gated Community
- Not A 55+ Community
- No Flood Zone




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