

New Construction Gulf Access Waterfront Duplex in Cape Coral!

Luxury Living & Income Potential in a Neighborhood of Million-Dollar Homes!

Discover this **rare opportunity** to own a stunning **new construction duplex/2 family home** with **Gulf access** in **prestigious Cape Coral**, Southwest Florida. Perfectly designed for **multi-generational living** or as a **high-income rental property**, this **Key West-style** waterfront gem combines comfort, elegance, and top-tier construction.

Enjoy all-day sun on your expansive south-facing waterfront patio overlooking a wide, Gulf-access saltwater canal—perfect for fishing, relaxing, or entertaining. This extended outdoor living space offers serene water views and direct access to some of Southwest Florida’s best boating and fishing right from your backyard.

Each Unit Features:

- **3 Spacious Bedrooms + Den/Office (or 4th Bedroom)**
- **2 Full Baths**
- **2-Car Garage** with insulated **impact-rated doors** and automatic openers
- **Air-Conditioned Laundry Room**
- **Upgraded Porcelain Tile Floors Throughout – No Carpet!**

Gourmet Kitchens:

- Solid wood cabinetry & granite countertops
- Whirlpool **Stainless Steel Appliance Package:**
 - Side-by-side Refrigerator
 - 5-Burner Stove + Microwave
 - Quiet Dishwasher


Primary Suites include:

- Walk-in Closets
- Ensuite Bathrooms


Premium Upgrades Include:

- **Triple Glazed Hurricane-Impact Windows**
- **Upgraded Lighting & Ceiling Fans Throughout**
- **Screened Lanais Under Truss with Concrete Paver Flooring**
- **Sun-Drenched South-Facing Waterfront Patio with Breathtaking Views of Wide Saltwater Canal – Perfect for Entertaining, Boating, Fishing or Relaxing!**
- **Brand-New Concrete Seawall – Ready for You to Tie Up Your Boat or Add a Custom Dock and Boat Lift to Fit Your Waterfront Lifestyle**
- **Circular Driveway + Covered Front Entry**

- **Professionally Landscaped** with Auto Irrigation
- **High-Efficiency HVAC Systems**
- **Full Builder Warranty** by one of SWFL's top multi-family homebuilders!
- **Seller-financing, Below market rates available. Call for details!**

 **Gulf Access Canal** – Boaters' dream location just minutes to open water!

Whether you're an investor looking for **strong rental returns**, a family seeking **multi-unit flexibility**, or a snowbird ready to enjoy **sunset waterfront views**, this **one-of-a-kind duplex** checks every box.

 **Schedule your private showing today** — luxury, location, and lasting value await!

Call FREMAR Construction/FREMAR Homes at 239-549-8681 for more information.