

# **\$2,325,000 - 447 Avalon Drive, CAPE CORAL**

MLS® #223050162

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## **\$2,325,000**

3 Bedroom, 4.00 Bathroom, 3,738 sqft  
Residential on 0 Acres

CAPE CORAL, CAPE CORAL, FL

Spectacular Arthur Rutenberg direct Gulf-access pool home with sweeping views of Bimini Basin. This award-winning St Tropez III floor plan was customized to take full advantage of the gorgeous water views, which extend out 900+ feet across the basin. The 3738 square foot home features 3 bedrooms, 3.5 bathrooms, 8- car garage, formal dining room, office, den, media room with wet bar, second floor balcony. Master suite on first floor. Gas stove top. Three AC units. Beautiful appointments through-out including crown molding, high coffered ceilings and doorways. Huge garage with 1321 square feet and two car lifts to fit 8 cars. Solar heated inground pool. Solid construction, second story is also concrete block, tile roof, and impact windows and doors, home had no water intrusion from lan. The house sits on the corner of the Basin and Tarpon Canal with 154 feet of waterfront on almost a 1/3 acre. Large composite boat dock with captain's walk and 27,000 lb lift. By boat, the river is a straight ride down the Bimini Canal, no bridges. In addition to the views, the Basin always has boat activity to watch, and provides a front row seat to the City's annual Holiday Boat along.



Built in 2010

## **Essential Information**

MLS® #	223050162
Price	\$2,325,000

HOA Fees	0.00
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,738
Acres	0.31
Year Built	2010
Type	Residential
Sub-Type	Single Family
Style	Two Story
Status	Active

### Community Information

Address	447 Avalon Drive
Area	CC11 - Cape Coral Unit 1, 2, 4
Subdivision	CAPE CORAL
City	CAPE CORAL
County	Lee
State	FL
Zip Code	33904

### Amenities

Amenities	None
Features	Oversized Lot, Irregular Lot, Sprinklers Automatic
Parking	Attached, Garage, Two Spaces, Garage Door Opener
# of Garages	8
Garages	Attached, Garage, Two Spaces, Garage Door Opener
View	Canal
Is Waterfront	Yes
Waterfront	Basin, Intersecting Canal
Has Pool	Yes
Pool	In Ground, Heated, Pool Equipment, Solar Heat

### Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Dual Sinks, Entrance Foyer, Eat-in Kitchen, Separate Shower, Cable TV, Walk-In Closet(s), Split Bedrooms, Bathtub, Coffered Ceiling(s), Home Office, Wet Bar

Appliances	Ice Maker, Microwave, Refrigerator, Built-In Oven, Gas Cooktop, Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	2
Stories	2

### **Exterior**

Exterior	Block, Concrete, Stucco
Exterior Features	Deck, Security/High Impact Doors, Patio, Sprinkler/Irrigation
Lot Description	Oversized Lot, Irregular Lot, Sprinklers Automatic
Windows	Impact Glass, Window Coverings
Roof	Tile
Construction	Block, Concrete, Stucco

### **School Information**

Elementary	SCHOOL CHOICE
Middle	SCHOOL CHOICE
High	SCHOOL CHOICE

### **Additional Information**

Zoning	R1-W
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### **Listing Details**

Listing Office	Premier Florida Realty of SWFL
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