



Additional Home Features:

2849 SW 47th Ter, Cape Coral, FL 33914

- **National Flood Insurance Program (NFIP) – Transferable/Assumable flood insurance policy**
- **Waterproof composite flooring in all 3 bedrooms (installed 2019)**
- **Whole house re-piped / re-plumbed with PEX plumbing, including new water heater and including pool deck shower (installed 2019)**
- **New Gulf Coast Supply, GulfLok steel roof with upgraded Krynar UV coating by Roof Smart. Includes 3 new hurricane rated skylights (installed 2020)**
- **New gutters, downspouts and soffits (installed 2020)**
- **(6) new Atlas Armor hurricane rated power impact screens for pool deck and front entry door area with remote control feature. All remaining windows of the home have new hurricane rated accordion storm shutters. All completed by Storm Solutions (installed 2020)**
- **Completely new Stokes Marine oversized composite dock and walkways with two lifts. Main lift is rated for 16,000 LBs with Gem remote system and lighting. The secondary lift is a Gem remote double wave runner & kayak lift with a 7,500 LB rating. Includes a professional coastal boat lift cover, step down area for kayak launching and a 2 light underwater fish light / snook light system. All new walkway, 2 new safety ladders and dock lighting with all new timers. Also includes, a fish cleaning table with lighting and extra plug power as well as new fresh water plumbing for wash downs and fish cleaning (installed 2021)**
- **New bronze over-built pool cage with super screen (installed 2021)**
- **New travertine pool deck (installed 2021)**
- **Pool & spa re-surfaced, new pool tile, spillways, pool LED lighting, all new pool equipment, pumps, filtration, saltwater system and Pentair App based automation system (installed 2021)**

- **New faux stone front porch pillars and exterior lighting (installed 2021)**
- **Professional interior & exterior re-paint (2021-2022)**
- **All new porcelain tile front porch entry (installed 2022)**
- **New brick driveway by Unique Pavers (installed 2022)**
- **New hurricane rated garage door and internet based opener system (installed 2022)**
- **New chimney cap and enclosure (installed 2023)**
- **Professionally re-landscaped with new plants, landscape lighting, timers, concrete faux stone curb edging, all new landscape fabric, stone bedding, and irrigation upgrade including internet based Hunter timer.**
- **Boat is available separately. 2019 24' NauticStar 243DC sport deck boat with 250 HP Yamaha V-Max. Boat has approximately 80 hours on it.**
- **The property sits on a spreader canal with no bridges. Approximate 20-30 minutes away from Cape Harbor. Direct access to Caloosahatchee River / Gulf of Mexico**