

Residential Customer Report



General Information	ML# 2025008056
List Price:	\$949,999
MLS#:	2025008056
Address:	231 GLEASON PKWY CAPE CORAL, FL 33914
GEO Area:	CC23 - Cape Coral Unit 28,29,45,62,63,66,68
County:	Lee
Status Type:	New Construction
List Price/Sqft:	\$464.77
Property ID:	35-44-23-C3-01830.0410
Approx. Living Area:	2,044
Approx.Total Area:	3,446
Building Design:	Single Family
Potential Short Sale:	No
Virtual Tour URL:	https://youtu.be/fFFQLP-BNcs
Virtual Tour URL 2:	https://www.zillow.com/view-imx/47de3cb3-51e9-418e-9a2d-bfd43ef19690?setAttribut

Detailed Property Information

Property Information:

Welcome to your 2024 canal-front contemporary—an indoor/outdoor retreat designed for everyday luxury and easy entertaining. A circular driveway leads to a 3-car garage; inside, the open great-room plan showcases tray ceilings, designer lighting, and wall-to-wall tile floors. The chef's kitchen features granite counters, a waterfall island, pantry, under-cabinet lighting, and premium stainless appliances with gas available. A private mother-in-law suite gives guests (or multi-gen living) true separation. Oversized 8' sliders open to a resort-grade lanai with marble pavers, saltwater pool & spa (waterfall + sunshelf), and a full A/C pool bath. The outdoor kitchen is party-ready—grill, sink, fridge, wine cooler, ice maker, shiplap feature wall, and Lodgerstone cabinetry under truss. At the water, enjoy a private concrete dock & boat slip for fishing, kayaking, or sunset cruising. Quality you can feel: impact windows/doors rated to ~160 mph, tile roof, 3-course stem wall, R-38 attic / R-5 wall insulation, tinted windows, 16-SEER HVAC, termite pre-treat, EV outlet, gutters, and automation + autofill for the pool. Non-gated, no HOA and close to Pelican Elem./Gulf Middle/Cape Coral High. Freshwater/indirect—not direct Gulf access—so you get the waterfront lifestyle without the Gulf-access price. Move-in ready and priced to move.

Ownership:	Single Family	Pets:	No Approval Needed
Lot Size:	.23 (acres) / 10,019 (sqft)	Pets - Max. Weight:	
Cable:	Yes	Pets - Max. Number:	
Guest House L.A.:		Pets - Breed Limits:	
Guest House Desc:		Pets - Other Limits:	
Elementary School:	PELICAN ELEMENTARY SCHOOL	Approx. Lot Size:	80x125x80x125
Middle School:	GULF MIDDLE SCHOOL	Gulf Access Type:	
High School:	CAPE CORAL HIGH SCHOOL	Windows:	Impact Resistant, Picture, Single Hung, Sliding
Flooring:	Tile	Exterior Finish:	Stucco
Cooling:	Ceiling Fans, Central Electric	Community Type:	No Subdivision, Non-Gated
Floor Plan Type:	Great Room	Golf Type:	
Kitchen:	Gas Available, Island, Pantry	Golf MembershipYN:	No
Private Pool:	Yes/Below Ground, Pool Bath, Salt Water System, Screened	Golf Membership Type:	
Private Spa:	Yes/Below Ground, Pool Bath, Pool Integrated, Screened	Gas Description:	Propane
View:	Canal, Water		
Amenities:	None		
Bedroom:	First Floor Bedroom		
Dining:	Breakfast Bar, Dining - Living		
Equipment:	Auto Garage Door, Cooktop - Gas, Dishwasher, Disposal, Dryer, Grill - Gas, Ice Maker - Stand Alone, Microwave, Range, Refrigerator, Refrigerator/Freezer, Refrigerator/Icemaker, Self Cleaning Oven, Smoke Detector, Washer, Washer/Dryer Hookup, Wine Cooler		
Exterior Features:	Built In Grill, Deck, Outdoor Kitchen, Patio, Sprinkler Auto, Water Display		
Interior Features:	Built-In Cabinets, Cable Prewire, Fireplace, Foyer, French Doors, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Tray Ceiling, Volume Ceiling, Walk-In Closet, Window Coverings		
Master Bath:	Dual Sinks, Separate Tub And Shower		
Additional Rooms:	Guest Bath, Guest Room, Laundry in Residence, Screened Lanai/Porch		
Parking:	2+ Spaces, Circle Drive, Driveway Paved, Paved Parking		
Road:	Paved Road, Public Road		
Restrictions:	None		
Security:			
Storm Protection:	Impact Resistant Doors, Impact Resistant Windows		

Unit/Bldg.Information

Building #:		Units in Complex:	1	Builder Product:	No
Total Floors in Property:	1	Building Style:	1 Story/Ranch	Builder Name:	
Total Building Floors:	1	Construction:	Concrete Block		
Unit Floor:	1	Roof:	Tile		
Units in Building:	1	Elevator:	None		
Garage:	Attached	Carport:			
# Garage Spaces:	3	# Carport Spaces:	0		

Lot Information

Waterfront:	Yes	Waterfront Descrip.:	Canal, Seawall	ML# 2025008056
Gulf Access:	No	Boat/Dock Info:	Boat Slip, Concrete Dock	
Canal Width:	Canal Width 81-120	Water:	Central	
Rear Exposure:	N	Sewer:	Central	
Sec/Town/Rng:	35/44/23E	Irrigation:	Central	
Legal Unit:	1	Lot Description:	Regular	
Subdivision #:	C3	Lot:	41 + 42	
Zoning:	R1-W	Block/Bldg:	1830	
Listing Broker:	Sharma & Sharma Realty Inc			
Legal Desc:	CAPE CORAL UNIT 45 PART 1 BLK 1830 PB 21 PG 137 LOTS 41 + 42			

Room Information

Room Type	Room Dimensions						
Bedroom	12 x 13	Kitchen	7 x 21	Bedroom	12 x 14	Utility Room	7 x 8
Primary Bedroom	13 x 17	Living Room	21 x 21	Lanai	43 x 42	Bedroom	12 x 16
Dining Room	10 x 11	Garage	25 x 42				

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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