

Residential Customer Report



General Information

List Price: \$949,999
MLS#: 2025008056
Address: 231 GLEASON PKWY
CAPE CORAL, FL 33914
CC23 - Cape Coral Unit 28,29,45,62,63,66,68
GEO Area:
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

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Status: Active (08/30/25)

Property Class: Residential
Subdivision: CAPE CORAL
Development: CAPE CORAL
Furnished: Negotiable
Bedrooms: 4 Bed
Baths: 3 (3 0)
Den/Flex: No
Year Built: 2024
Foreclosed REO: No

Building Design: Single Family
Potential Short Sale: No
Virtual Tour URL: <https://youtu.be/FFQLP-BNcs>
Virtual Tour URL 2: <https://www.zillow.com/view-imx/47de3cb3-51e9-418e-9a2d-bfd43ef19690?setAttributi>

Detailed Property Information

Property Information:

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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
Lot Size: .23 (acres) / 10,019 (sqft)
Cable: Yes

Pets: No Approval Needed

Pets - Max. Weight:

Pets - Max. Number:

Pets - Breed Limits:

Pets - Other Limits:

Approx. Lot Size: 80x125x80x125

Gulf Access Type:

Windows: Impact Resistant, Picture, Single Hung, Sliding

Exterior Finish: Stucco

Community Type: No Subdivision, Non-Gated

Golf Type:

Golf MembershipYN: No

Golf Membership Type:

Heating: Central Electric

Gas YN: Yes

Gas Description: Propane

Guest House L.A.:
Guest House Desc:
Elementary School: PELICAN ELEMENTARY SCHOOL
Middle School: GULF MIDDLE SCHOOL
High School: CAPE CORAL HIGH SCHOOL
Flooring: Tile
Cooling: Ceiling Fans, Central Electric
Floor Plan Type: Great Room
Kitchen: Gas Available, Island, Pantry
Private Pool: Yes/Below Ground, Pool Bath, Salt Water System, Screened

Private Spa: Yes/Below Ground, Pool Bath, Pool Integrated, Screened

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 #:
Total Floors in Property: 1
Total Building Floors: 1
Unit Floor: 1
Units in Building: 1
Garage: Attached
Garage Spaces: 3
Units in Complex: 1
Building Style: 1 Story/Ranch
Construction: Concrete Block
Roof: Tile
Elevator: None
Carport:
Carport Spaces: 0

Builder Product: No
Builder Name:

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Lot Information

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

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Room Information

Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	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				

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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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