

## Residential Income Customer Report



<b>General Information</b>		ML# 2025010928
<b>List Price:</b>	\$434,999	<b>Status:</b> Active (09/21/25)
<b>MLS#:</b>	2025010928	<b>Property Class:</b> Residential Income
<b>Address:</b>	1302-1304 NE 16TH TER CAPE CORAL, FL 33909	<b>GEO Area:</b> CC31 - Cape Coral Unit 17,31-36,46,4
<b>County:</b>	Lee	<b>Subdivision:</b> CAPE CORAL
<b>Status Type:</b>	Resale Property	<b>Development:</b> CAPE CORAL
<b>Unit Tot Sqft/List \$:</b>		<b>Sec/Town/Rng:</b> 31/43/24E
<b>Tot Approx. Liv Area:</b>	2,160	<b>Legal Unit:</b> 1
<b>Property ID:</b>	31-43-24-C3-02116.0010	<b>Building Design:</b> Duplex
<b>Lot:</b>	1 + 2	<b>Year Built:</b> 2006
<b>Block/Bldg:</b>	1302-1304	<b>Foreclosed REO:</b> No
<b>Zoning:</b>	R3-D	
<b>Potential Short Sale:</b>	No	
<b>Virtual Tour URL:</b>		<a href="https://www.propertypanorama.com/instaview/fcmls/2025010928">https://www.propertypanorama.com/instaview/fcmls/2025010928</a>

### **Detailed Property Information**

**Property Information:** Investor's Dream! This well-maintained duplex is a rare find, offering strong cash flow and long-term stability. Each spacious unit features 2 bedrooms + den, 2 baths, vaulted ceilings, open-concept living, tile flooring throughout, private laundry, and a 1-car garage. Tenants also enjoy screened porches and a 10x12 backyard concrete pad for outdoor living. Recent upgrades deliver peace of mind: new roof (2023), updated kitchen appliances and water heater in Unit 1302, new water softener, and fresh interior paint in Unit 1304. The property has city water/sewer with partial assessments already reflected in 2024 taxes, with balance carried in annual tax bill. Perfectly located near Del Prado Blvd and Pine Island Road, residents benefit from quick access to restaurants, shopping, and services while still enjoying a quiet neighborhood setting. One unit is rented to reliable, long-term tenant through June 2026 at \$1,899/month. The other side is ready for tenants to move-in—ideal for owner-occupant or to rent at today's market rate. With dependable income and key capital expenditures already handled, this property is ready to perform from day one. Don't miss this exceptional opportunity to secure a profitable, low-maintenance duplex in the heart of Cape Coral!

<b>Private Pool:</b>	No	<b>Total Buildings:</b>	ML# 2025010928
<b>Private Spa:</b>	No	<b>Cable:</b>	Yes
<b>Building Style:</b>	Duplex	<b>Elevator:</b>	None
<b>Units In Building:</b>	2	<b>Approx. Lot Size:</b>	81x104x90x125
<b>Amenities:</b>	Play Area, Streetlight	<b>Community Ty:</b>	No Subdivision, Non-Gated
<b>Boat Access:</b>	None	<b>Golf Type:</b>	No Golf Available
<b>Cooling:</b>	Ceiling Fans, Central Electric	<b>Exterior Finish:</b>	Stucco
<b>Heat:</b>	Central Electric	<b>Exterior Features:</b>	Other
<b>Gas YN:</b>	No	<b>Sewer:</b>	Assessment Unpaid
<b>Gas Description:</b>		<b>Water:</b>	Assessment Unpaid, Softener, Well
<b>Construction:</b>	Concrete Block	<b>Windows:</b>	Single Hung
<b>Flooring:</b>	Tile	<b>Waterfront Desc.:</b>	None
<b>Irrigation:</b>	Assessment Unpaid, See Remarks		
<b>Lot Desc.:</b>	Corner, Regular		
<b>Road:</b>			
<b>Roof:</b>	Shingle		
<b>Tenant Pays:</b>	Application Fee, Cleaning Fee, Full Electric, Internet Access, Lawn Care, Pet Deposit, Water System Maint		
<b>Listing Broker:</b>	Sharma & Sharma Realty Inc		

### **Unit Information**

Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Space	Carport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking	ML# 2025010928
2 + Den	2	0	1,080	1	0	Unfurnished	No	\$0	2 Assigned	
<b>Equip Incl:</b>	Auto Garage Door, Ceiling Fan(s), Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Refrigerator/Ice, Smoke Detector, Washer, Wash									
<b>Rooms:</b>	Great Room, Laundry in Residence, Screened Lanai/Porch									

<b>Equip Incl:</b>	Auto Garage Door, Ceiling Fan(s), Dishwasher, Disposal, Dryer, Range, Refrigerator, Refrigerator/Ice, Smoke Detector, Washer, Washer/Dryer Hool									
<b>Rooms:</b>	Great Room, Laundry in Residence, Screened Lanai/Porch									

### **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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