

Residential Income Customer Report



General Information		ML# 2025010928
List Price:	\$434,999	Status: Active (09/21/25)
MLS#:	2025010928	Property Class: Residential Income
Address:	1302-1304 NE 16TH TER CAPE CORAL, FL 33909	GEO Area: CC31 - Cape Coral Unit 17,31-36,46,47
County:	Lee	Subdivision: CAPE CORAL
Status Type:	Resale Property	Development: CAPE CORAL
Unit Tot Sqft/List \$:		
Tot Apprx. Liv Area:	2,160	Sec/Town/Rng: 31/43/24E
Property ID:	31-43-24-C3-02116.0010	Legal Unit: 1
Lot:	1 + 2	Building Design: Duplex
Block/Bldg:	1302-1304	Year Built: 2006
Zoning:	R3-D	Foreclosed REO: No
Potential Short Sale:	No	
Virtual Tour URL:	https://www.propertypanorama.com/instaview/fqcmis/2025010928	

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

Unit Information										ML# 2025010928
Bedrooms	Full Baths	Half Baths	Approx Living Area	Garage Space	Carpport Spaces	Furnished	Efficiency	Monthly Gross Inc	Parking	
2 + Den	2	0	1,080	1	0	Unfurnished	No	\$0	2 Assigned	
Equip Incl:	Auto Garage Door, Ceiling Fan(s), Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Refrigerator/Ice, Smoke Detector, Washer, Wash									
Rooms:	Great Room, Laundry in Residence, Screened Lanai/Porch									
2 + Den	2	0	1,080	1	0	Unfurnished	No	\$1,899	2 Assigned	
Equip Incl:	Auto Garage Door, Ceiling Fan(s), Dishwasher, Disposal, Dryer, Range, Refrigerator, Refrigerator/Ice, Smoke Detector, Washer, Washer/Dryer Hool									
Rooms:	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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