

Residential Customer Report



General Information

List Price: \$899,999
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: \$440.31
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>

Next OH:

Public: Sun Feb 22, 12:00PM-2:00PM

Detailed Property Information

Property Information:

CUSTOM ESTATE (NOT A SPEC HOME) | RARE GAS/PROPANE COOKING | TILE ROOF & CIRCULAR DRIVE Stop seeing "cookie-cutter" spec homes. This CUSTOM 2024 BUILD offers \$150k+ in structural and luxury upgrades you won't find elsewhere at this price point. \$\$\$ LUXURY UPGRADES INCLUDED: RARE PROPANE GAS SYSTEM: Unlike standard electric homes, this estate features a BURIED 60-GALLON TANK powering a true GAS CHEF'S KITCHEN, outdoor summer kitchen, and potential for gas pool heating (heats 2x faster). STRUCTURE & SAFETY: Built on a 3-COURSE STEM WALL (elevated for flood safety) with a TILE ROOF (superior durability vs. shingles) and IMPACT GLASS windows/doors throughout (no shutters needed). RESORT OUTDOOR LIVING: Massive lanai featuring a CUSTOM SALTWATER POOL with 6x6 SPA, waterfall, and picture-window screen. The pool deck is finished in premium MARBLE PAVERS (not standard concrete). FULL OUTDOOR KITCHEN: Not just a prep sink—this is a full "Lodgerstone" entertaining suite with grill, fridge, ice maker, and wine cooler under truss. INTERIOR HIGHLIGHTS: Grand Entrance: Stately CIRCULAR DRIVEWAY leads to a 3-Car Garage with 8' doors. Chef's Layout: Level 1 Granite, waterfall island, soft-close wood cabinetry, and under-cabinet lighting. Smart & Efficient: 16-SEER HVAC, R-38 insulation, tinted windows, and EV Charger outlet ready. Layout: 4 Bed / 3 Bath including a PRIVATE MOTHER-IN-LAW SUITE / 2nd Master with direct pool access. LOCATION: Freshwater Canal Frontage with a concrete dock. Enjoy kayaking and fishing right from your backyard. Non-gated, NO HOA fees. WHY BUY THIS? - To replicate this home's specs (Tile Roof, Gas, Stem Wall, Marble Deck, Circular Drive) would cost over \$950k today. You are buying instant equity. Schedule your private tour to see the difference quality makes.

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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:

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, Gas - Propane
Floor Plan Type: Great Room
Kitchen: Gas Available, Island, Pantry
Private Pool: Yes/Below Ground, Pool Bath, Salt Water System, Screened

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

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

Gas Description: Propane

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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