

Residential Income Customer Report



General Information	
List Price:	\$419,999
MLS#:	2025010928
Address:	1302-1304 NE 16TH TER CAPE CORAL, FL 33909
County:	Lee
Status Type:	Resale Property
Unit Tot Sqft/List \$:	
Tot Approx. Liv Area:	2,160
Property ID:	31-43-24-C3-02116.0010
Lot:	1 + 2
Block/Bldg:	1302-1304
Zoning:	R3-D
Potential Short Sale:	No
Virtual Tour URL:	https://www.propertypanorama.com/instaview/fgcmls/2025010928

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Status:	Active (09/21/25)
Property Class:	Residential Income
GEO Area:	CC31 - Cape Coral Unit 17,31-36,46,4:
Subdivision:	CAPE CORAL
Development:	CAPE CORAL
Sec/Town/Rng:	31/43/24E
Legal Unit:	1
Building Design:	Duplex
Year Built:	2006
Foreclosed REO:	No

Next OH: **Public: Sun Feb 22, 11:00AM-2:00PM**

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 Feb 28, 2027 at \$1,960/month. That is \$23,520 of guaranteed annual income on Day 1. The other side is freshly prepped and move-in ready. Perfect for an owner-occupant to "House Hack" (live here and let the neighbor pay the mortgage!) or for an investor to place a second tenant at market rate (\$2,000+). With both sides rented, potential gross income is ~\$47,500/year. At this price, the returns are unbeatable. 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	Carport	Spaces	Furnished
2 + Den	2	0	1,080	1	0	Unfurnished	No	\$0

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 \$1,960 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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