



**1248 NW 35TH AVE**

CAPE CORAL, FL 33993

**\$505,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

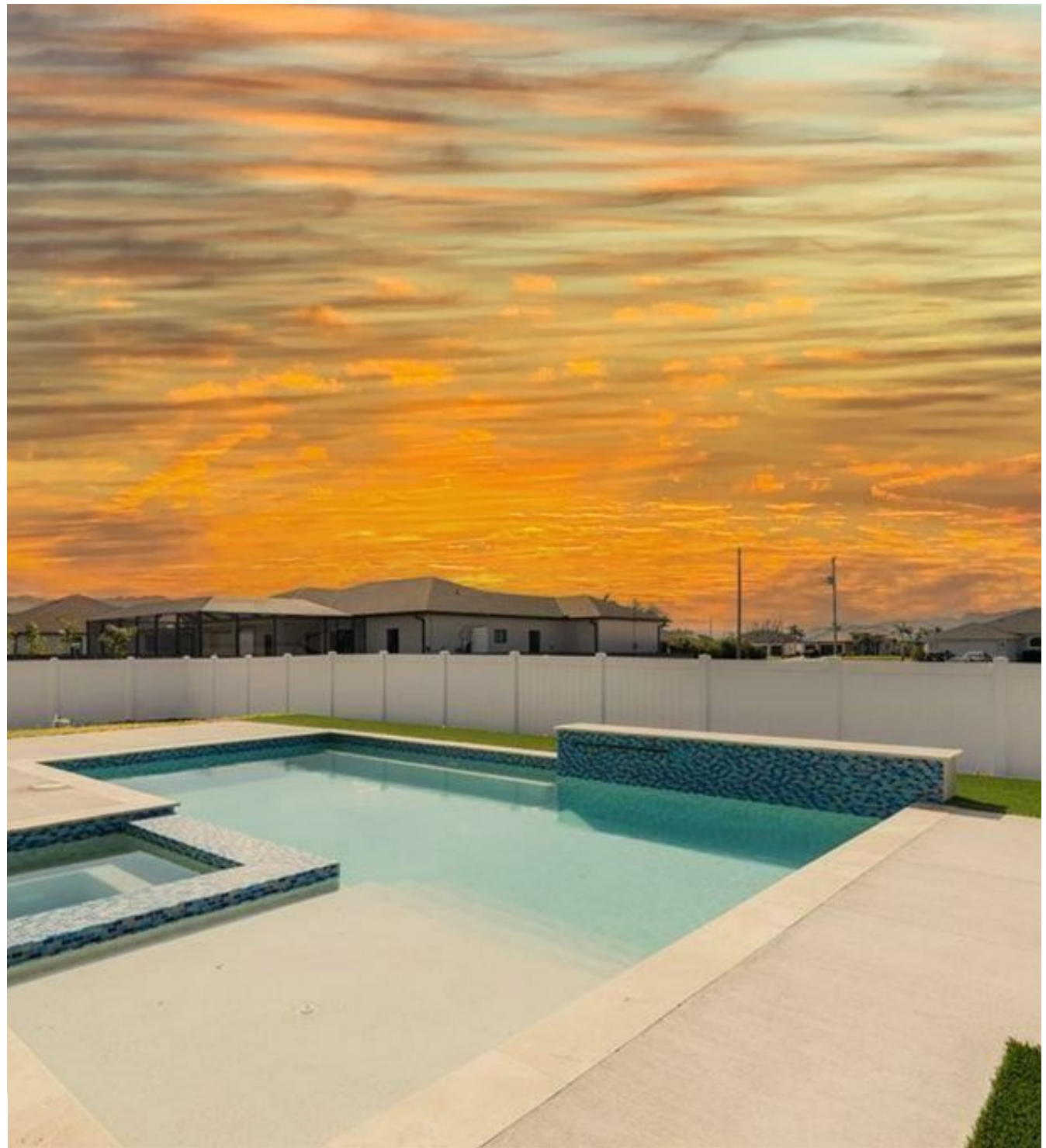
# 1248 NW 35TH AVE

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Absolutely stunning brand-new 2025 construction, offering modern luxury, premium finishes, and an unbeatable location. This gorgeous 3-bedroom + private den (optional 4th bedroom), 2-bath, 2-car garage home delivers 2020 sq ft of refined A/C living space on an oversized premium corner lot across from Gulf-access waterfront off Yucatan. In addition, the FEMA "AE" FLOOD Zone was removed from this property, FEMA changed this home to ZONE X, due to high elevation and fill, so NO FLOOD INSURANCE requirement with most lenders are required for this home. See LOMA letter attached. Fully fenced with privacy fencing, this property blends elegance, comfort, and true Florida living.

**Garage Count: 2 Car Garage,**  
**Pool Description: Pool,**  
**Sewer: Septic,**  
**Water: Well**

**\$505,000**



A long paver driveway, lush tropical landscaping, and an inviting entryway set the tone. Step through grand double doors into a breathtaking open-concept layout with soaring ceilings, beautiful tray ceilings in both the living room and the primary bedroom, and luxurious Italian tile throughout. Triple pocketing glass sliders frame the showstopping view of the custom-built pool and heated spa, complete with mood lighting, waterfall feature, and sunledge. The chef's kitchen impresses with Italian-style soft-close cabinetry, Quartz countertops with double waterfall edges, a striking glass backsplash, and top-tier stainless appliances-including a built-in wall oven, convection microwave, glass cooktop, and high-tech ventilation system. A huge walk-in pantry and spacious laundry room with sink and upper cabinets add convenience. The rear dining area overlooks the sparkling pool for the perfect indoor-outdoor flow. The elegant primary suite features a tray ceiling, transom window, dual walk-in closets, and sliding glass doors to the lanai. The spa-inspired bathroom offers a freestanding tub, double-entry walk-in shower with dual showerheads, double sinks, custom lighted mirrors, floor-to-ceiling cabinetry, and a dedicated vanity area.



A glass French-door den provides the ideal office or 4th bedroom option. Two additional guest bedrooms sit privately on the opposite side of the home, along with a beautifully designed full guest bath that also serves as a pool bath. Step outside to an expansive under-truss lanai-perfect for entertaining-featuring a privacy wall and outdoor kitchen stub-outs for future customization. Enjoy sunny pool days, decorative turf accents, and stunning west-facing sunsets in your fully fenced backyard oasis. Built for peace of mind with impact-rated hurricane windows and doors, a garage side-entry door, sprinkler system, and Floratam grass. We welcome agents and their buyers, this home is **MUST SEE!**



