



1807 SW 40TH TER

1807 SW 40TH TERRACE, CAPE CORAL, FL 33914

\$598,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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FL 33914

Luxury Pool Living in the Prestigious Pelican Neighborhood of SW Cape Coral - ALL ASSESSMENTS PAID & IMPACT WINDOWS. Welcome to this exceptional newer-construction home offering 2,372 sq ft of refined living space, featuring 3 bedrooms + den, 3 full baths, and a 3-car garage. Perfectly situated across from upscale canal homes, this residence blends luxury, comfort, and modern design in one of Cape Coral's most sought-after neighborhoods. Step inside to an expansive open floor plan enhanced by diagonal tile flooring throughout, elegant tray ceilings, and thoughtfully curated upgrades.

Garage Count: 3 Car Garage,
Pool Description: Pool,
Cooling: Central A/C

\$598,000



The chef-inspired kitchen boasts a large granite island, stainless steel upgraded appliances, stylish backsplash, walk-in pantry, and 42" upper cabinets with under-cabinet task lighting-ideal for both entertaining and everyday living. A formal dining room, casual breakfast nook, and spacious great room provide flexible gathering spaces. The adjacent den with French doors offers the perfect spot for a home office, game room, or additional guest space. Retreat to the luxurious primary suite, complete with a spa-like bathroom showcasing a soaking tub, separate walk-in shower, and dual sinks. The split-bedroom layout provides added privacy, with the guest bedrooms located toward the front of the home and served by a custom full bath featuring a walk-in shower with dual shower heads. Step outside and the home transforms into a private tropical sanctuary. Impact sliding doors open to a lush, resort-style retreat that embodies the very best of Southwest Florida living. The expansive lanai showcases a heated saltwater pool with sun shelf and a tranquil waterfall feature, surrounded by swaying palms, privacy landscaping and breezy open-air lounging spaces designed for pure indulgence.



From sun-drenched afternoons drifting in the water to tranquil evenings unwinding in the warm coastal air, this outdoor haven delivers a year-round escape that feels like your own slice of paradise. The home is equipped with impact windows and an electric storm shutter on the lanai for added peace of mind. Additional upgrades include custom drapery, automatic blinds, upgraded lighting and ceiling fans, and a paver driveway leading to the spacious 3-car garage. This impeccably maintained home embodies the Florida lifestyle-luxury, convenience, and relaxation.



