



**3510 SE 19TH AVE**

CAPE CORAL, FL 33904

**\$875,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 3510 SE 19TH AVE

CAPE CORAL, FL 33904

"SALT-LIFE" BOATING-FISHING-BEACHES & SUNSHINE! STUNNING \$1,000,000 VIEWS & COMPLETELY REMODELED (\$300,000+/-) 3 BEDROOM, DEN, 3 BATH, POOL-SPA FAMILY HOME WITH "DIRECT GULF ACCESS" AND HUGE CURB APPEAL. Huge OPEN FLOOR PLAN, 16' VOLUME COFFER-ED CEILINGS FINISHED WITH crown molding and recessed lighting. ALL TILE FLOORS in entry, halls, bathrooms and kitchen FOR EASY MAINTENANCE "CHEFS" kitchen with all wood cabinetry, steel appliances, level 5 Granite Tops, tile back-splash and CUSTOM FINISHED 2 LEVEL EAT-AT-BAR AND FAMILY GATHERING AREA WITH 6 STOOL SEATING AND A SEPARATE "BREAKFAST AL-CO" CORNER WITH MITERED GLASS OVERLOOKING THE BEAUTIFUL WATERWAY.

**Garage Count: 2 Car Garage,**  
**Pool Description: Pool,**  
**Special Program: Global Luxury**

**\$875,000**



Master bedroom has volume ceilings, wood flooring, his & hers walk-in closets, dual granite vanities & sinks, soaking tub and glass & tile walk-in shower. Guest rooms have "wood plank" vinyl tile floors. Home has lots of glass windows and sliders, makes the home LIGHT-BRIGHT-SUNNY, all year round. POOL AREA HAS A "SOUTH BEACH" VIBE, with paver decking and custom "VANISHING EDGE" HEATED POOL & SPA WITH "PICTURE GLASS" SCREEN CAGE, WATER FEATURE FOR INCREDIBLE WATER VIEWS AND EVENING SUNSETS. Fantastic "SUMMER KITCHEN" for family & guest entertaining. FOR THE BOATER: CAPTAINS DOCK & "TREX" maintenance free DECKING WITH 10,000LB LIFT. HOME HAS ELECTRIC "STORM SHUTTERS" ON BACK LANAI AND SMALLER WINDOWS. Here are some of the many additional benefits and upgrades seller has done new outside lighting fixtures, LECE GenerLink Transfer Switch & Generator, Phantom retractable magnetic screen on front entry and MANOBLOC PLUMBING SYSTEM for water control. So, many upgrades, there is a list attached to this listing. The garage has tons of built-in storage space above & a pull down stairway to the attic. The driveway is also oversize, so plenty of on-site parking for entertaining.



The PALACO GRANDE neighborhood has always been ONE OF THE CAPES PREFERRED LIVING AREAS, & the homes all show pride of ownership. HOME IS IN THE CENTER OF THE CITY, CLOSE TO A-RATED SCHOOLS, ALL MAJOR SHOPPING, CHURCHES, HOSPITALS, RESTAURANTS AND THE BEST OF ALL SOUTH FLORIDA ENTERTAINMENT. HOMES COMES WITH ONE YEAR "HOME WARRANTY" FOR TOTAL BUYER COMFORT!



