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Residential Customer Financial Report w/Photos



General Information		ML# 2026033995		
List Price:	\$910,000	Status:	Active (08/18/26)	
MLS#:	2026033995			
Address:	1826 SW 17TH AVE CAPE CORAL, FL 33991			
GEO Area:	CC24 - Cape Coral Unit 71,92,94-96	Property Class: Residential Subdivision: CAPE CORAL Development: CAPE CORAL Furnished: Negotiable Bedrooms: 4+Den Baths: 3 (3 0) Den/Flex: Yes Year Built: 2024 Foreclosed REO: No		
County:	Lee			
Status Type:	Resale Property			
List Price/Sqft:	\$352.03			
Property ID:	28-44-23-C2-04782.0450			
Approx. Living Area:	2,585			
Approx.Total Area:	3,459			
Building Design:	Single Family			
Potential Short Sale:	No			
Virtual Tour URL:	https://dl.dropboxusercontent.com/scl/fi/xskaaietoo7h6mp75u50m/1826-SW-17th-Ave-rev-ub.mp4?rlkey=gqfz0v11pjhsza5gtikbxr4l&raw=1			

Detailed Property Information
Property Information:

There is a moment in this house that sells it better than any photo. Slide open the zero-corner doors and two walls of glass disappear, connecting the great room to the screened lanai, heated saltwater pool and spa, with the sun setting straight down the canal. The rear exposure is west, and that show happens every evening. Built in 2024, this custom Gulf-access home still feels brand new. The kitchen is made for people who actually cook, with double ovens, a walk-in pantry, generous island seating and an open connection to the main living space. Tray ceilings and tile flooring carry through the main living areas. One of the home's most unusual features is two true primary suites, each with its own private full bath, creating flexibility rarely found in a waterfront floor plan. The den adds even more options with a closet and certified building plans, allowing it to function as a fifth bedroom or private office. Outside, a concrete seawall is already in place along an approximately 81-to-120-foot-wide Gulf-access canal, giving the home an expansive water view. Add the dock and lift that fit your boat instead of inheriting someone else's setup. The home sits in FEMA Flood Zone X and features impact-resistant windows and doors throughout. City water and sewer are connected, and there is no HOA. Then there is the garage: an oversized 874-square-foot three-car garage, wider and deeper than standard. In a state without basements, that extra space matters. The fully fenced backyard has gated access, while the screened lanai surrounds the heated saltwater pool and spa overlooking the canal. Shopping, dining, schools and everyday conveniences are minutes away along the Pine Island Road corridor. 2024 construction. Gulf access. Western exposure. Impact protection. Flood Zone X. Three-car garage. No HOA. Come watch the sunset from the lanai. You'll understand the rest.

Ownership:	Single Family	Pets:	No Approval Needed
Lot Size:	.23 (acres) / 10,019 (sqft)	Pets - Max. Weight:	
Cable:	Yes	Pets - Max. Number:	
		Pets - Breed Limits:	
		Pets - Other Limits:	
Guest House L.A.:		Approx. Lot Size:	20x125x20x125
Guest House Desc:		Gulf Access Type:	Bridge(s)/Water Indirect
Elementary School:	TRAFALGAR ELEMENTARY	Windows:	Impact Resistant, Single Hung
Middle School:	SCHOOL CHOICE	Exterior Finish:	Stucco
High School:	SCHOOL CHOICE	Community Type:	Non-Gated
Flooring:	Tile	Golf Type:	No Golf Available
Cooling:	Ceiling Fans, Central Electric	Golf MembershipYN:	No
Floor Plan Type:	Split Bedrooms	Golf Membership Type:	
Kitchen:	Island, Walk-In Pantry	Heating:	Central Electric
Private Pool:	Yes/Below Ground, Concrete, Heated Electric, Salt Water System, Screened	Gas YN:	No
Private Spa:	Yes/Below Ground, Concrete, Heated Electric, Screened	Gas Description:	
View:	Intersecting Canal		
Amenities:	None		
Bedroom:	First Floor Bedroom, Primary BR Ground, Split Bedrooms, Two Primary Suites		
Dining:	Dining - Living		
Equipment:	Auto Garage Door, Cooktop - Electric, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator/Freezer, Washer/Dryer Hookup		
Exterior Features:	Fence, Sprinkler Auto		
Interior Features:	Pantry, Tray Ceiling, Walk-In Closet, Zero/Corner Door Sliders		
Master Bath:	2 Primaries		
Additional Rooms:	Den - Study, Guest Room, Home Office, Laundry in Residence, Screened Lanai/Porch		
Parking:	Driveway Paved		
Road:	Paved Road		
Restrictions:	No RV		
Security:	Alarm Monitored, Completely Fenced		
Storm Protection:	Impact Resistant Doors, Impact Resistant Windows		

<u>Unit /Bldg.Information</u>				ML# 2026033995	
Building #:		Units in Complex:	0	Builder Product:	No
Total Floors in Property:	1	Building Style:	1 Story/Ranch	Builder Name:	
Total Building Floors:		Construction	Concrete Block		
Unit Floor:		Roof:	Shingle		
Units in Building:	0	Elevator:	None		
Garage:	Attached	Carport:			
# Garage Spaces:	3	# Carport Spaces:	0		

Lot Information				ML# 2026033995
Waterfront:	Yes	Waterfront Descrip.:	Canal, Intersecting Canal, Seawall	
Gulf Access:	Yes	Boat/Dock Info:	None	
Canal Width:	Canal Width 81-120	Water:	Assessment Unpaid, Central	
Rear Exposure:	W	Sewer:	Assessment Unpaid, Central	
Sec/Town/Rng:	28/44/23E	Irrigation:	Reclaimed	
Legal Unit:	71	Lot Description:	Regular	
Subdivision #:	C2	Lot:	45	
Zoning:	R1	Block/Bldg:	4782	
Listing Broker:	KW Florida Living			
Legal Desc:	CAPE CORAL UNIT 71 BLK 4782 PB 22 PG 100 LOTS 45 + 46			

Room Information								ML# 2026033995
Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	Room Type	Room Dimensions	

Utility Room	6 x 7	Garage	24 x 25	Dining Room	11 x 14	Kitchen	11 x 12
Living Room	16 x 21	Bedroom	13 x 21	Bedroom	9 x 14	Bedroom	10 x 10
Bedroom	11 x 12	Bedroom	16 x 16				

Financial/Transaction Information

Total Tax Bill: \$10,598
Tax Year: 2025
Tax Desc: City And County, Homestead
Tax District Type: Not Applicable
Terms: Buyer Finance/Cash, FHA, VA
Approval: None
Management: None
Maintenance: None
Special Info: Survey Available
Num of Leases/Yr:
Min. Days Of Lease:

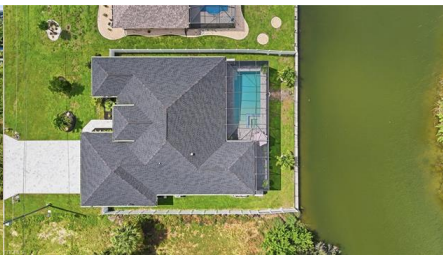
HOA Description:

Recurring Fees:
HOA Fee: \$0
Master HOA Fee: \$0
Condo Fee: \$0
Spec Assessment: \$0
Other Fee: \$0
Land Lease: \$0
Annual Food & Beverage Minimum: \$0
Mandatory Club Fee: \$0
Rec. Lease Fee: \$0
Total Annual Recurring Fees: \$0
One Time Fees
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$0
Application Fee: \$0
Total One Time Fees: \$0

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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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