

## Cape Coral Overview

Real estate in Cape Coral is a diverse marketplace that has many attractions for a variety of buyers. The city itself is a popular destination for boating and fishing enthusiasts, largely due to the fact that the city contains hundreds of miles of fresh water and gulf access (ocean access) waterways and lakes. With so much open water crisscrossing the city, many Cape Coral homes for sale are directly sited on water, otherwise known as a type of real estate called Cape Coral waterfront homes. If a buyer sees a property with this type of description, it means the home owner of that Cape Coral property has the luxury of parking a boat in their very own backyard; a convenience not available in many cities in Florida or most of the US.

The city of Cape Coral has an interesting (and sometimes infuriating!) street address system. The city is divided into 4 main quadrants — the northeast, the northwest, the southeast and the southwest. Consequently, the street addresses contained in these districts are coded by which quadrant they are in followed by a street number and a road designation such as Place, Terrace, Court etc. For example, a typical street address of homes for sale in Cape Coral FL would be SW 22nd Terrace. The only exception to this rule is the yacht club area of the city; one of the oldest parts of the city and the location of some of the most sought after and expensive examples of Cape Coral waterfront property. Here the streets are named, many with a tropical or nautical theme such as "Malibu" or "Coral".

Buyers seeking Cape Coral real estate for sale should note that as a guideline, if a home has an address of south west (usually abbreviated to "SW") or south east (SE) and is located on water, it is very probable that this water is ocean accessible, otherwise known as gulf access. If the home is in the northeast (NE) or northwest (NW) and is located on water, it is very probable that the water access is fresh water and not navigable to the Gulf of Mexico.

Buyers may wonder what is the big difference between a Cape Coral property on fresh water versus gulf access water. The big difference is price! Cape Coral FL property with gulf access is a sought after commodity by buyers from across the globe. Buyers should also note that the gulf access type of property has tiers of rarity that also affects the price. There is direct sailboat access that is the ultimate type of waterfront property (and the highest in value). It then scales down in graduating tiers controlled by how many bridges or locks the home owner/boater must navigate plus how long it takes to sail to the river. This complex detail ultimately affects the value of the home and should be thoroughly investigated by the buyer prior to making an offer on any piece of waterfront Cape Coral Florida real estate for sale.

In terms of the actual types of property available in the Cape Coral real estate market it is pretty much the same as what you would find in any typical Florida city. As the city is fairly new (it really started to be developed as a family destination in the 1960's), there is not any historical type property. The oldest homes originate from the 1970's onwards, with the vast majority of homes built after the late 1980's. The home styles range from Mediterranean style mini mansions to modest ranch style, waterfront condos with private boat slips to affordable duplexes.

As you can see, real estate in Cape Coral is a varied and complex one. Any buyer considering a purchase in this city should first locate realtors in Cape Coral to advise and guide them through the assortment of property available to ensure any subsequent purchase made is the right one and the best one for the buyer's needs and budget.

