



\$ 329,000



5246 Sunnybrook Ct, Cape Coral, FL 33904

- » Beds: 3 | Baths: 2 Full
- » MLS #: D6146480
- » Single Family | 1,317 ft<sup>2</sup> | Lot: 10,019 ft<sup>2</sup>
- » More Info: [5246SunnybrookCt.IsForSale.com](http://5246SunnybrookCt.IsForSale.com)



**Hans Peterson**  
 hanspeterson@michaelsaunders.com  
<http://petersonteam.michaelsaunders.com/>

**Michael Saunders & Company**  
 LICENSED REAL ESTATE BROKER  
 Sales Office  
 420 E Railroad Ave  
 Boca Grande, FL 33921  
 (941) 964-2000



Remarks

Welcome to a thoughtfully updated 3-bedroom, 2-bath pool-home in Cape Coral, where comfort, privacy, and efficiency come together for a true coastal oasis. Step into an inviting, light-filled living space with luxury vinyl flooring throughout, all hurricane-impact windows and sliders, and a 2018 metal roof built to last. The beautifully refreshed kitchen featuring quartz countertops, large breakfast bar, new lower cabinetry, and all-new appliances (2022) sets the stage for easy everyday living and effortless entertaining. The primary suite offers both a walk-in and an additional large closet plus a charming ensuite bath. Enjoy your own private retreat outdoors with an updated saltwater pool and safety fence (2018), stone paver deck, and a large covered rear porch ideal for enjoying a relaxed, tropical lifestyle. Lush landscaping, koi pond garden, and partially fenced perimeter create exceptional privacy. The circular driveway provides plentiful parking and curb appeal, framed by greenery and mature palms. The home is packed with value and peace of mind, including a newer HVAC system (2022) and solar panels (2021) that keep the electric bill low, under \$48/month. and 2018 re-nine. Additional highlights include a laundry room with utility sink and newer washer/dryer. a finished insulated 1-car

