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Cape Coral real estate a great investment make no mistake by [Anne Mary](#)

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Sitting in a large Peninsula on the Gulf of Mexico, off the coast of Florida, Cape Coral provides wonderful waterfront living opportunities at fabulously reduced prices. The real estate market is positively booming in this idyllic setting and huge numbers of people are seizing the chances presented before them, and snapping up some marvellous deals to set up a home in the area, especially through foreclosures. However, it is not always as straight forward as it seems and some very costly mistakes can occur.

Many people latch on to the idea that any Cape Coral real estate for sale via the foreclosures system is always a good deal, but sadly that is not the case. As they are highly sought after banks are continuously cutting the cost of homes which fall into such a bracket, to enable them to have better chances of selling, and many times this is without any regard for the condition of the property. So it is imperative that full surveys are carried out prior to contract exchanges, otherwise it could end up being far more expensive than first thought.

People also fail to factor in all the considerations, it is vital that a period of due diligence is undertaken, and every aspect which will impact on the future living conditions is looked at. For example, because of its coastal location, the Cape Coral real estate for sale might be subject to flooding, or have soil problems. There may be zoning issues, or the demographics might not be suitable. There could be building violations, or improvements previously carried out may now be showing signs of wear and tear themselves. There is an huge amount to debate before being in a position to move forward with a bid on a property.

It is always good to talk to the prospective neighbours when searching for real estate opportunities, but it is unwise to simply assume that just because there are no problems with their property, it automatically means that the place you are interested in will be the same. Things like commercial space, proximity of junctions and environmental issues may be completely different, even though the difference is just a matter of yards. Everything must be checked out thoroughly, but in actual fact, one of the main mistakes made when investors are considering making a move on a piece of Cape Coral property is stalling for too long. Failure to close a deal, by being over cautious will often back fire and a real bargain will slip through the fingers.

The biggest mistake of all however is when investors fail to appreciate what exactly they want out of the investment. Is it a retirement fund, a second income stream, is it passive or will it be active? The simple questions have to be addressed, otherwise the specific goals may well be missed and the wrong piece of real estate purchased, which will fail to meet objectives. Cape Coral is the City of Superlatives and if an interested party can avoid some basic mistakes, then they are guaranteed a superb dwelling.

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There is so much to admire in the real estate markets of Cape Coral, as a visit to a

www.floridacapecoralrealestate.com will confirm. It is just a question of avoiding the mistakes that many are prone to when they dive into the deals on a [Cape Coral real estate for sale](#), without proper guidance and knowledge.

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