

# The Marquessa



*Indoor and outdoor living at its finest. This 3,313 square foot home – available in 3 and 4-bedroom configurations – flows with an open casual elegance. Experience interior comforts galore, stylish wood and travertine tile flooring, and conveniences like a state-of-the-art security system and central vacuum. Ceiling heights that reach 11' to 16' meld nicely with granite, Silestone® quartz surfaces, custom Koogler cabinets, impact/high-efficiency windows and more. Liberal use of LED lighting throughout the home highlights all it has to offer. Its 3.5 baths and spacious 3-car garage round out the home's layout. Outside, it holds even more living comforts. From the outdoor fireplace and soothing firepit to the shielding roll-down screens and shutters. The vanishing-edge pool drops off to a fisherman's haven, and the outdoor sound system with in-ground subwoofer is sure to amaze all.*

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A/C Living Space	3,313 Sq. Ft.
Garage	1,003 Sq. Ft.
Outdoor Living	912 Sq. Ft.
Entry	189 Sq. Ft.
<b>Total</b>	<b>5,417 Sq. Ft.</b>

Located At:  
 1534 SW 56th Terrace  
 Cape Coral, Florida 33914  
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