

REAL ESTATE PREVIEW

ADVERTORIAL

Enjoy the island lifestyle moments away from Reflection Key

Just moments away from the sandy retreats of Sanibel and Captiva, the homes at Reflection Key, located on Summerlin Road, north of Gladiolus, provide the perfect opportunity for residents to enjoy the island lifestyle without paying island prices.

Homebuyers can choose from an offering of coach homes and condominiums, many of which have sparkling lake or lush preserve views, priced from the \$199s. Visitors to Reflection Key can tour four exciting, professionally decorated models in an effort to choose the perfect home.

The first-story coach home model, the Key Biscayne, has 1,854 square feet of living area, three bedrooms, two baths and a two-car garage. The model is decorated in an easy southern living style, with soft floral fabrics. Interior features include art niches, recessed lighting, raised panel maple kitchen cabinets and a garden

tub set in a ceramic tile surround, in the master bath.

Reflection Key's second-story Key West coach home model has three bedrooms, two baths, a two-car garage and 2,028 square feet of living area. Gold tones, stone accents and dark woods complement the sophisticated, neoclassic design. Other interior appointments include vaulted ceilings, decorative arches, granite kitchen counters and his-and-her vanities in the master bath.

Engle's garden condominium model, the Harbor Key, has two bedrooms, two baths, 1,684 square feet of living area and is designed in a contemporary Florida style. Utilizing a warm, earth tone palette, the model includes a ceramic tile on the diagonal, and eat-in bar with GE appliances in the kitchen in addition to a separate laundry room.

The Key Largo condominium model has 2,389 square feet of living area, three

bedrooms and two baths. The model was designed in a rich European style with memorable Florida accents. Interior features include a granite kitchen island with stainless steel GE appliances and decorative ceramic tile in the master shower.

Within the gates of the community, residents will enjoy the amenities at the 5,600-square-foot clubhouse, including a resort-style pool, fitness center, arts & crafts room, kitchen and office. Other community amenities include lighted tennis courts and a children's playground.

Beyond the gates at Reflection Key, the sandy retreats of Sanibel and Captiva, beckon residents to enjoy fine dining, shopping and fun in the sun. Reflection Key provides the perfect opportunity for residents to enjoy this distinctive island lifestyle without paying island prices.

As one of the country's leading homebuilders for more than 25 years, Engle

Homes has earned a reputation for providing exceptional homes at an outstanding value. Engle's award-winning homes in Southwest Florida can be found in Marbella Lakes and Reflection Lakes in Naples, Marbella at Spanish Wells in Bonita Springs, Cape Royal in Cape Coral, and Reflection Isles and Reflection Key in Fort Myers. The company is a member of the Technical Olympic USA, Inc. (TOUSA) family, a leading national homebuilder operating throughout Florida, the Mid Atlantic states and Texas.

The Reflection Key Sales Center and model homes are open from 10 a.m. to 6 p.m. Monday through Saturday and 11 a.m. to 5 p.m. on Sunday. Stop by to inquire about Engle Homes' "Home of the Week" program, which offers specials on a select inventory of homes throughout Engle's Southwest Florida communities. Call (239) 334-1386 or visit www.MyReflectionKey.com for more information. ■

REAL ESTATE NEWS

Florida voters expect big property tax cut But not willing to give up services

SPECIAL TO FLORIDA WEEKLY

Most Florida voters said they were willing to trade lower property taxes for reduced local government services, the only area they would approve cutting is the local government workforce - not law enforcement, programs for seniors, libraries, school crossing guards, public health clinics or parks, according to a Quinnipiac University poll released last recently.

In looking at a series of proposals regarding property tax relief, voters say the most popular - with 63 percent support and 27 percent opposition - is the idea that taxes should be cut by the same percentage statewide for all homeowners. The idea of giving lower-priced homes a larger percentage cut than higher priced homes is supported 49 - 41 percent.

Basing the size of the tax cut on the price of homes in each county is rejected with 65 - 24 percent. When told supporters of that approach are trying to help poorer counties protect their tax base, 26 percent said that might make them more likely to support that approach, with 15 percent less likely and 50 percent saying it does not make a difference.

"Florida voters think everyone should be treated the same, and are less comfortable with the idea that lawmakers should play Robin Hood," said Peter Brown, assistant director of the Quinnipiac University Polling Institute.

A total of 53 percent of voters say it is "very likely" or "somewhat likely" that the governor and the State Legislature will agree on a plan to "significantly cut property taxes," while 43 percent say it is "not too likely" or "not likely at all."

In defining what would be a "significant" property tax cut:

- 10 percent of Florida voters say less than 10 percent;
- 33 percent see a tax cut of 10 - 20 percent;
- 27 percent say 21 - 40 percent is significant;
- 16 percent say more than 40 percent

From May 29 - June 4, Quinnipiac University surveyed 1,174 Florida voters, with a margin of error of +/- 2.9 percentage points.

The Quinnipiac University Poll, conducts public opinion surveys in Florida, Pennsylvania, New York, New Jersey, Connecticut, Ohio and the nation as a public service and for research. ■

Taylor-Pansing completes projects



COURTESY PHOTO

North Fort Myers general contractor Taylor-Pansing and other subcontractors donated more than \$24,000 for the new gift shop at the Cape Coral Art League building. Taylor-Pansing recently completed remodeling the building.

Taylor-Pansing, Inc. has completed construction on the Cape Coral Arts League Building. The addition/remodel project is located at 516 Cultural Parkway in Cape Coral. Taylor-Pansing, the project's general contractor, and other subcontractors donated materials and labor in excess of \$24,000 for the new gift shop portion of the project. The project Manager was Jeff Shinkman and the superintendent was James Barrett.

North Fort Myers-based Taylor-

Pansing, Inc. has also completed the renovation of the Hancock Bridge Parkway Office Building. The project consisted of a complete exterior renovation and 2 interior units being remodeled. Christopher J. Lee Architects, Inc designed the 10-unit, 12,600-square-foot office building renovation. The site is located at 3443 Hancock Bridge Parkway in Cape Coral. The project Manager was Keith Taylor and the superintendent was Bill Bryan. ■

Contractor's Choice completes work

Contractor's Choice Supply, A Raymond Company, has provided and installed cabinetry in six residential luxury high-rise condominiums recently completed by Kraft Construction Inc., said Frank Todd, Contractor's Choice production manager. The interior work included kitchens, baths, laundry rooms and amenities, with design assistance from the Contractor's Choice Supply design team.

Contractor's Choice Supply, a division of Fort Myers-based Raymond Building Supply Corporation, is the region's largest supplier of national recognized manufacturers of cabinetry and appliances exclusively to building industry professionals.

The Contractor's Choice Supply portfolio of recently completed luxury high-

rise projects with Kraft Construction includes:

- High Point Place Phase I with 110 condominiums overlooking the Caloosahatchee River in Fort Myers
- Marina South at Cape Harbour, a yachting community in Cape Coral, with 110 waterfront condominiums
- Marina South II, with 110 waterfront condominiums
- Marina View, the first of three high-rises at Cape Harbour, with 54 condominiums
- Captiva Villas, 43 beachfront condo/suites, the second phase of the Pink Shell Resort & Spa on Fort Myers Beach
- The Vanderbilt, a gulf front condominium with just 19 residences. ■

Car wash coming to Lehigh

East Lee County's first full service car wash is under construction on Lee Boulevard in Lehigh Acres. "Classic Car Wash 2" owners Jeff London, and Gene Allison, are building a full service car wash and detail shop along with over 11,000 square foot of office/retail space.

The owners are currently operating "Classic Car Wash" in Estero and "Simply the Best" in Naples. They expect to open for business around December. The washes will start at \$10.95 to 39.95 and detailing will start at 99.95. ■



COURTESY PHOTO

Gene Allison, left, and Jeff London will open "Classic Car Wash 2" on Lee Boulevard in Lehigh Acres in December. The pair broke ground for the project last month.