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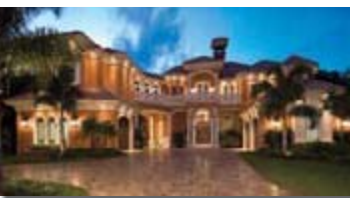
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# Exclusive Selections

Selections from  
\$250,000 to over \$3,000,000

SUNDAY'S OPEN HOUSES (1-4PM) ARE HIGHLIGHTED IN YELLOW



**PALMETTO POINT**, 4841 Conover Ct - A yacht owners dream! This house is beyond WOW! Completely decorated & fully furnished. Extensive built ins, lagoon pool, guest cottage & much more! 5 /4.5 (H2702) Kathy Felszer, 851-1947 **\$11,500,000**



**SOUTH SEAS ISLAND RESORT**, 1073 South Seas Plantation Rd - Enjoy spectacular sunsets from the privacy of your own home. Fantastic views of the Gulf from nearly every room. Patios and lanais on each level. 3/3 (H2623) Giovina Mimmo, 878-1748 **\$3,000,000**



**PALMETTO POINT**, 6602 Griffin Blvd - DEEP WATER DIRECT GULF ACCESS. Spectacular 2-story residence w/unique balance of casual elegance, technology & comfort. Luxurious upgrades. 4/3.5 (H1022) Kathy Felszer, 851-1947 **\$2,995,000**



**FIDDLESTICKS**, 15168 Fiddlesticks Blvd - Graceful splendor. Marble and bamboo flooring flow throughout. Open floor plan, elevator, large 2 story lanai & 4 car garage. 5 /5.5 (H2522) Patricia Huether, 850-1310, Dolores Stevenson, 851-7882 **\$2,200,000**



**MCGREGOR CORRIDOR**, 1295 Wales Dr - Open the door to prestige & elegance! Gracious foyer provides access to entire home without undue traffic through other rooms. Live the life you love. 5+Den/4+2half (H2573) Nina Link, PA, 357-5058 **\$1,899,000**



**TREVI**, 12131 Via Del Fontana Way - A combination of quiet sophistication & appointed detailing on this 3454 SF waterfront community estate home by Michelangelo Homes. Model home with amenities. 4+Den/3.5 (H2099) New Homes Division, 267-3706 **\$1,799,000**



**CAPE CORAL**, 4907 Pelican Blvd - New custom home on canal w/direct deep water access, courtyard, dock, summer kitchen, pool, spa, travertine floors, granite counter tops, wrought iron door. 3+Den/3.5 (H2097) New Homes Division, 267-3706 **\$1,499,000**



**PALM ISLES**, 11651 Isle Of Palms Dr - Home w/hd Pool/Spa. Property on canal/pvt preserve views. Boathouse, lift & 200+ Ft of dock. Unrestricted boat quick Gulf access. 4+ Car Gar & Bonus Rms. 3+Den/2 (H1588) Mary Spellman, 851-9459 **\$1,499,000**



**TIDEWATER ISLAND**, 6051 Tidewater Island Cir - Spectacular old Florida style home overlooks beautiful Gulf access lagoon. Pool w/rock garden & waterfall, spa & outdoor kitchen. 3+Den/2.5 (H2210) Craig Conklin, 243-4265 **\$1,099,000**



**MIROMAR LAKES**, 10811 Vivaldi Ct, #1803 - Spacious penthouse w/private elevator overlooking lake. Luxury resort style living w/golf, marina, walking paths, fitness center and spa. 3+Den/3.5 (C1413) Sally Pratt, 280-2219 **\$999,500**



**MASTIQUE**, 12701 Mastique Beach Blvd #1701 - Just like living at the Ritz! This is the view to beat all views. You will see miles of beach, Sunsets, Sanibel, Estero Island & 700 acre conservation area. 2+Den/3 (C3523) Holly Smith, 229-4452 **\$895,000**



**BELLE MEADE**, 8641 Belle Meade Drive - This custom estate home is located in the private gated community of Belle Meade, which is only minutes away from Fort Myers Beach and Sanibel Island. 3+Den/2.5 (H2547) Barry Waddell, 464-4888 **\$799,000**



**BAY BEACH**, 4198 Bay Beach Ln, #1P2 - Penthouse with view from every room - Open floorplan, volume ceilings, tile throughout, SS appliances. Secure parking. Deep water dock available also. 2 /2 (C3401) Whitey Phillips, 287-2933, Holli Day, 243-6600 **\$760,000**



**SANIBEL**, 1312 Sand Castle Road - Charming home overlooking quiet & private historic Bailey property on Sanibel Island with lovely views. Nice pool & patio & garden area. 3 /2 (H2562) Ellie See, 910-6474 **\$760,000**



**MIROMAR LAKES**, 10721 Mirasol Dr, #605 - Penthouse w,double balconies. Spectacular lake views & many luxurious appointments. Enjoy community amenities - snady beaches, swimming & watersports. 3+Den/3.5 (C3229) Robert Fagan, 272-3006 **\$699,000**



**PASEO**, 11878 Rosalinda Ct - Perfect Montessa floorplan shows up lakefront with preserve backdrop. Pool & spa set in oversized paved lanai. Upgraded kitchen. Ready to move in!. 3+Den/2 (H2737) Mary Spellman, 851-9459 **\$675,000**



**SANIBEL**, 958 Sand Castle Road - Pride of ownership shows! This Sanibel home features dramatic fireplace, high wood ceilings with beams, clerestory windows and heated pool. 3 /2 (H2583) Glenn Carretta, 850-9296 **\$664,000**



**ST. TROPEZ**, 2745 First St #2303 - Spectacular sunset river view looking West down the CALOOSAHATCHEE RIVER! On the 23rd floor offering upgrades & amenities galore!. 3 /2 (C2855) Cindy Livengood, 994-6700, Barbara Dunlap, 405-0251 **\$574,900**



**GATEWAY VILLAS**, 500 Estero Blvd #495 - Delightful north end Gulf front condo is perfect for an island getaway. Gated community, views from Sanibel to Naples. Close to Times Square. 1 /1 (C2815) Meryl O'Rourke, 229-9342 **\$534,900**



**GULF HARBOUR YACHT + CC**, 11037 Harbour Yacht Ct #201 - Shows like a model. Large enclosed tiled lanai with removable windows. Granite counters, gas range, equity sports membership. 3+Den/2 (C3461) Howard Farkas, 222-2600 **\$519,000**

**ALTA MAR**, 2833 Palm Beach Blvd, #620D - Unbeatable views of the Caloosahatchee from the 6th floor. Cherry cabinets & stainless appliances. Fabulous common areas & pool deck. 3 /2 (C2794) Vivienne Sinkov, 405-0638 **\$499,000**

**VERANDAH**, 3900 Lakeview Isle Ct - Beautiful Single Family Home built by Centex located in Verandah's Lakeview on a beautifully landscaped Cul de Sac lot that overlooks lake. 3 /3 (H2707) Jim Herndon, 777-4317 **\$495,000**

**NORTH FORT MYERS**, 10970 Sharon Dr - 5 acre updated 3/2 with den pool home. The 2340 sf work shop also has an efficiency apt. Backup generator w/500 gal inground propane tank. Home warranty. 3+Den/2 (H2558) Jay McDonald, 634-0438 **\$490,000**

**COLONIAL SHORES**, 16088 Cutters Ct - Enjoy the open feel of this beautiful home with over 2600 sq ft of living space. Located in Colonial Shores. This home is a short drive to Sanibel Island. 3+Den/2.5 (H2690) Tom Matilla, 878-0830 **\$439,000**

**SHELL MOUND PARK**, 301 Donora Blvd - Fort Myers Beach. Owner motivated to sell! Less than 0.2 mile to beautiful Gulf Beach. Enjoy the Tropical Island Lifestyle. Unique Design Round House. 3+Den/2 (H2776) Janet Frost, 910-6602 **\$429,000**

**BELL TOWER PARK**, 13944 Bently Cir #101 - Truly in the heart of S. Ft. Myers. Enjoy urban life in park setting. Spacious courtyard home. You'll be delightfully surprised the moment you walk in the door. 3 /3.5 (V893) Holly Smith, 229-4452 **\$415,000**

**COLONIAL COUNTRY CLUB**, 9134 Shadow Glen Way - Gorgeous Preserve Views. You'll enjoy entertaining poolside with a large covered lanai surrounded by lush landscaping. 2+Den/2 (H2753) Jim Herndon, 777-4317, Karen Wojnar, 292-7012 **\$399,900**

**COLONIAL COUNTRY CLUB**, 9926 Horse Creek Rd - French doors from the den to the foyer. Heated pool and spa overlooking serene preserve. This home has everything! Brand new-never lived in!. 3 /2 (H2014) D. Michael Burke, 777-0473 **\$395,000**

**FORT MYERS BEACH**, 412 Harbor Ct - Duplex with private patio & shared laundry. 2 blocks to Times Square & beach. Completely renovated for easy maintenance. Great investment opportunity!. 4 /2 (H2345) Randy & Connie Brown, 222-0200 **\$389,000**

**RIVA DEL LAGO**, 14300 Riva Del Lago Dr #904 - Enjoy awesome sunsets from your balcony of this 9th floor unit overlooking Lakes Park. Upgraded lighting and window treatments. 3 /2 (C3766) Marge Bennett, 560-4159 **\$388,000**

**COLONIAL COUNTRY CLUB**, 9534 Hemingway Ln - Open floor plan w/file in main living areas 2 car garage, large lanai & more! Excellent amenities. 3 /2 (H1916) JoAnn Batey, 290-8040, Gil & Donna Clark, 659-6340 **\$339,000**

**THE LANDINGS**, 4712 Harbortown Ln - Best in the Landings! Spacious attached villa w/1 car garage. Gorgeous water view. Community offers golf, tennis, marina and more!. 3 /2 (C3716) Linda Mansfield, 691-0574 **\$325,000**

**GATEWAY**, 12681 Eagle Pointe Cir - Gorgeous Lake View from this Split Level Former Model. Outstanding Sunset View! Upgraded w/Hardwood Flooring & 16 inch diagonal tile. 3+Den/2.5 (H2575) Bill Anderson, 410-6626 **\$319,900**

**SAN CARLOS PARK**, 8089 Pelican Rd - Split floorplan w/over 2140 SF under air. Large rooms, lots of closets, large lanai w/ pool bath, custom paint and many upgrades. Energy efficient. 4 /2 (H1616) David Luciano, 209-2552 **\$299,900**

**BELL TOWER PARK**, 13991 Bently Cir #101 - What a cream puff! Freshly painted immaculate courtyard home w/ guest cabana & den. Award winning pool/spa, tennis & fitness. Private preserve lot. 3+Den/3 (V939) Mary Spellman, 851-9459 **\$295,000**

**BELL TOWER PARK**, 5560 Berkshire Dr #202 - Don't put off touring this home! Buckingham floor plan -each bedroom has a private bath. Never occupied. Call for further information!. 3 /3 (C3809) Nina Link, PA, 357-5058 **\$284,000**

**TIMBERWALK**, 9701 Roundstone Cir - New 3br+loft/2.5BA townhome. Over 1800 SF, end unit, 2 car garage. Well appointed. Gated comm. w/amenities. Must see! 3+Den/2.5 (V605) Rob Dowling, 659-6197 **\$274,750**

**ISLAND PARK VILLAGE**, 17763 Park Village Blvd - Recently remodeled w/new kitchen, upscale appliances, granite counters, custom cabinets, large lanai w/hot tub. Remodeled master bath. 2+Den/2 (H2594) The Dillard Team, 498-2888 **\$259,000**

**LEHIGH ACRES**, 510 Hibiscus Ave - A beautiful & sparkling new home in Lehigh convenient to shopping, hospital and schools. An exceptionally roomy home w/ tons of extras. A must see! 3+Den/2 (H2645) Edmund Silva, 691-7176 **\$257,000**

**MATERA**, 4390 Lazio Way #405 - Brand new townhouse in great close in location. Living room, dining room, lots of upgrades. 2nd floor laundry & attached garage. 3 /2.5 (C2919) Keith A. Marvelle, 659-6344 **\$250,000**

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