

**MARKET NEWS**  
What's happening in Fort  
Myers real estate. B2 ▶

# REAL ESTATE

WEEK OF SEPT. 27-OCT. 3, 2007

A GUIDE TO THE GREATER FORT MYERS REAL ESTATE INDUSTRY

## Bella Terra appeals to all ages

BY BARBARA BOXLEITNER

Florida Weekly Correspondent

Although residential development in Bella Terra is not yet complete, Lennar Corp. representatives believe the Estero community already features a population of multi-generational residents.

Lennar officials cite the residential offerings and amenity package of the 999-acre gated site off Corkscrew Road as the foundations to a diverse family community.

"I think it's in one of the premier spots in Southwest Florida," said Darin McMurray, Lennar regional vice president. "It really is intergenerational. It's got amenities that everyone can enjoy."

When Bella Terra's complete, which McMurray estimated at 2010 or 2011, the community is set to have 1,500 single-family and 324 multifamily residences. Lauren Engelman, Lennar marketing coordinator for Southwest Florida, said the first residential closings were in November 2005. As of Sept. 18, 1,020 homes had closed, said David Meyers, director of sales for Lennar.

Meyers said the community east of Interstate 75 has embraced families to empty nesters from all parts of the country and noted that the majority of purchasers are full-time residents.

The community offers six types of residences. Beazer Homes built the twin villas, while Lennar built the two-story condominiums and town, executive, manor and estate homes. Units from each of the residential types front some of the 24 lakes on the tract.

The twin villas have sold out, Meyers said, but the other designs remain available. "We've almost sold out the condos," McMurray said.

The two-bedroom, two-bathroom condos start at \$264,990, according to the Lennar online site. New townhomes start at \$304,000; the executive at \$387,990; the manor at \$447,990; and the estate at \$539,990, the site shows. Buyers can choose from at least three floor plans for each of the single-family residences, of which select models offer pool and spa options.

"They find it is a very innovative floor plan" and appreciate the space, Meyers said of the feedback he has received from buyers into the community. For example, the executive Stockton model contains five bedrooms and three bathrooms. A center loft upstairs has entrances to the four bedrooms, including the master.

The estate homes provide the most square footage. The highest-end design,



Bella Terra Entrance

COURTESY PHOTO



COURTESY PHOTO

Hampton Model



COURTESY PHOTO

Colonade Model



COURTESY PHOTO

Solarno Model

the Colonade Grand, is priced from \$696,990. Its floor plan of 3,814 square feet allows for four bedrooms and three bathrooms. Another floor plan has four bedrooms and four bathrooms with a two-car garage.

Units are situated on the site plan per design, so as Meyers said, "They're all individually distinct neighborhoods."

Two rows of condos and three sections of villas are to the left of the community's entrance, and townhomes are to the right,

nearest to the clubhouse and amenities. The single-family units border the conservation preserves of the inner sprawl.

Because of its affordability to younger families and older retirees, the community has inclusive amenities. An 8,000-square foot clubhouse complete with offices and conference room was built first, Engelman said, and the amenities were finished early this summer. Less common extras such as an inline skating park and bocce court are near the 216,000-gallon

community pool with waterfall and spa. Assorted athletic courts and fields also are on the site, which provides biking and walking trails.

"It's got probably one of the nicest amenities packages in Southwest Florida," McMurray said.

Bella Terra is close to Miromar Outlets, Germain Arena and Southwest Florida International Airport. Some of Lennar's other area efforts are in Fort Myers, Naples and Immokalee. ■

## Area broker named to Fortune magazine list

### CB Richard Ellis 33rd fastest growing in U.S.

SPECIAL TO FLORIDA WEEKLY

CB Richard Ellis Group, Inc. has been named the 33rd fastest-growing company in the United States, according to a new ranking in FORTUNE magazine. FORTUNE identified the top 100 fastest-growing companies in 2007 based on a composite of three-year revenue, earnings per share growth and total return to shareholders.

"As the highest-ranked commercial real

estate services provider on FORTUNE's list of fastest-growing companies, CBRE continues to set the pace for the industry," said Larry Foster, CCIM, Managing Broker. "The depth and breadth of our full-spectrum platform—with unparalleled resources and top professional talent located both here in Fort Myers and Naples, and around the globe—enables us to deliver best-in-class solutions to meet our clients' needs."

Additionally, CB Richard Ellis was

the 10th-fastest growing firm in America among FORTUNE's "Giant" companies—those large enough to be included in the FORTUNE 1000.

CB Richard Ellis represents approximately 85 percent of FORTUNE 100 companies and offers an unrivaled suite of services including property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment man-

agement; research and consulting and more. The company was responsible for more than \$224 billion of property sales and lease transactions in 2006, and the management of more than 1.7 billion square feet of commercial properties and corporate facilities.

Earlier this year, CB Richard Ellis was ranked number 16 on the BusinessWeek 50 "Best-in-Class" companies across all industries. ■