



2009 Time to Buy- Ask us Why!

Rock Solid Results

That's Urban & Diane Boutin!

<p>REDUCED</p> <p>GULF HARBOUR ADMIRAL'S ISLE 14230 Farragut Ct. • 4 Bdrms, 4.5 Baths, 3908 sf, 3 Car Garage • Designer Furnishings, Turnkey, Lakefront • Pool, Family Room, Formal Dining \$1,780,000</p>	<p>OPEN HOUSE SAT. 1-4</p> <p>GULF HARBOUR LAKEFRONT HOME 14581 Headwater Bay • 4 Bdrms, 4 Baths 3963 sf, 3 Car Garage • Courtyard Pool/Spa, Gorgeous Lake View • Custom Closets, Designer Kitchen \$1,395,000</p>	<p>GULF HARBOUR PARAMOUNT AT THE SHORES 14270 Royal Harbour Ct. • 3-4 Bdrms, 3.5-4.5 Baths, 4370 sf, 2 Car Garage • Riverfront Views, Decorator Upgrades • Private Elevator, Fabulous Amenities \$1,099,000</p>	<p>GULF HARBOUR SEASIDE ESTATES 11101 Harbour Est. Circle • 4 Bdrms, Den, 2.5 Baths, 2982 sf. • Outstanding Kitchen, Great Room Floor Plan • Outdoor Kitchen, Golf Course views. \$1,115,000</p>	<p>OPEN HOUSE SAT. & SUN. 1-4</p> <p>GULF HARBOUR SEASIDE ESTATES 11150 Harbour Est. Circle • 4 Bdrms, 4 Baths 3315 sf, Lake View • Pool Home, Sports Membership Incl. • 3 Car Garage, Neutral Décor, Family Room \$1,095,000</p>	<p>GULF HARBOUR PALMAS DEL SOL 11600 Court of Palms #502 • 3 Bdrms, 2.5 Baths, 2822 sf, Upgrades!! • Castille Model, 2 Car Garage, Riverfront • Sports Membership, Furnishings Available Call Lynn at 910-1583 \$995,000</p>
<p>GULF HARBOUR HARBOUR LANDINGS PENTHOUSE 14358 B Harbour Landings Dr • 3 Bdrms, 2.5 Baths 2434 sf • Turnkey, 2 Car Garage Private elevator • 2 Screened Lanais w/golf and marina views \$749,000</p>	<p>TOWN + RIVER</p> <p>GULF HARBOUR WATERFRONT HOME 971 S. Town + River • 4 Bdrms, 2 Baths, 2282 sf. • Seawall, Dock, Direct Access to River • Pool, Family Room, Large Open Kitchen \$799,000</p>	<p>THE FOREST SINGLE FAMILY POOL HOME 16112 Forest Oaks Dr • 3 Bdrms, 3.5 Baths, 3543 sf, 2 Car Garage • Preserve Views, Elegant Formal Rooms • Oversized Screened Lanai w/pool/spa \$624,500</p>	<p>OPEN HOUSE SUNDAY 1-4</p> <p>GULF HARBOUR CORONADO 11250 Bienvenida Way #202 • 3 Bedrooms, Den, 3 Baths 2649 sf • 2 Car Garage, Elevator, Golf Views • Ask about 1st Flr Unit at \$339,000 Call April at 267-9804 \$629,000</p>	<p>OPEN HOUSE SAT. & SUN. 1-4</p> <p>GULF HARBOUR HARBOUR LINKS PENTHOUSE 14360 C Harbour Links Dr. • 2 Bdrms, Den, 2 Baths, 2022 sf, 2 Car Garage • Private Elevator, Furn/ Membership Avail • 1st Flr Unit Available at \$379,000 \$530,000</p>	<p>PELICAN PRESERVE GRANDE ESTATE 9283 Trieste Drive • 3 Bdrms, 3 Baths, 3 Car Garage, 3093 SF • Lake and Preserve Views, • Outdoor Kitchen, Pool, Spa, Granite \$669,000</p>
<p>GULF HARBOUR CRESCENT COVE 14844 Crescent Cove • 3 Bdrms, 2 Baths, 1600 sf, 2 Car Garage • Caged Pool, Spa, Furnishings Avail. • Upgraded Kitchen, Granite, Open Plan \$499,000</p>	<p>GULF HARBOUR THE SHORES III 14250 Royal Harbour • 3 Bdrms, 2.5 Baths, 2807 sf, River Views • Fabulous Upgrades, Huge Wrap Lanai • 10th Floor, 2 Parking spaces. PENDING!! \$1,099,000</p>	<p>GULF HARBOUR BELLAVISTA 11100 Harbour Yacht Ct., #44D • 3 Bdrms, 2 Baths, 1403 sf, Granite Kitchen • Garage, Elevator, Storage, Golf Views • Beautifully updated, stainless steel appliances. Call Vanessa at 229-3107 \$379,900</p>	<p>GULF HARBOUR HARBOUR LINKS 14361 A Harbour Links • 3 Bdrms, 2 Bath, 1605 sf • 2 Car attached garage • Separate Entry, Lanai \$379,900</p>	<p>OPEN HOUSE SAT. & SUN. 1-4</p> <p>GULF HARBOUR CORONADO BANK OWNED 11232 Bienvenida Way • 2 Bdrms, Den, 2 Baths, 2160 sf. • 2-car attached garage, Bank owned • Tiled floors, granite countertops, lanai \$339,900</p>	<p>PELICAN PRESERVE POOL HOME 10500 Bella Vista Drive • 2 Bdrms, Den, 2 Bath 1862 sf • Pool Home with golf course views • Furnishings and Golf Cart Nego. • 2 Car attached garage \$394,000 Call Jan Leeson 218-8919</p>
<p>GULF HARBOUR CORONADO 11251 Bienvenida #201 • Fabulous lake and golf course views • 3 Bdrms, 3 Baths • 2694 sf • Furnishings and golf membership negotiable \$599,000</p>	<p>GULF HARBOUR BELLAVISTA 11120 Harbour Yacht Ct., #22B • 3 Bdrms, 2 Baths, 1400 sf • Garage, Screened Lanai, Open Flr Plan • Leased thru Sept 2009 \$295,000</p>	<p>PELICAN PRESERVE VILLA CAPRI 10602 Camarelle Circle • 2 Bdrms, 2 Baths, 1250 sf • 2 Car Garage, Granite Countertops • Diagonal Tile, Upgrades! Call Jan at 218-8919 \$229,000</p>	<p>PELICAN PRESERVE TRIESTE VILLA 10599 Tirano Ct. • 3 Bdrms, 2 Bath, 1462 sf • 2 Car Attached Garage, Lake Views • Upgrades Furnishings Call Jan at 218-8919 \$219,000</p>	<p>PELICAN PRESERVE AVILA 10692 Avila Circle • 2 Bdrms, Den, 2 Bath, 1446 sf • Detached Villa, 2 Car attached Garage • Ask about other Avila homes available \$299,900 Call Jan Leeson 218-8919</p>	<p>PELICAN PRESERVE TREVISIO 9333 Aviano Dr. • 2 Bdrms, Den, 2 Bath 1350 sf • Detached Villa, 2 Car attached Garage • Turnkey, furnished, tiled lanai, Beautiful! \$354,900 Call Jan Leeson 218-8919</p>
<p>PELICAN PRESERVE VILLA CAPRI 10649 Camarelle • 2 Bdrms, Den, 2 Baths, 1385 sf • Remodeled Kitchen, formal dining room. • 2 Car attached garage, lake and golf views Call Vanessa at 229-3107 \$198,000</p>	<p>PELICAN PRESERVE TOSCANA 10730 Ravenna Way #302 • 2 Bdrms, 2 Baths, 1300 sf • Open Floor Plan, Tiled Living Area • Hurricane Shutters, Lake and Golf Views Call Tracy at 297-1870 \$199,900</p>	<p>TOWN + RIVER TOWN + RIVER CONDO 4289 Mariner Way #209 • 2 Bdrms, 2 Baths, 1250 sf, In suite laundry • Newly painted, lease purchase, boat slip avail. • Waterfront, Pool and Tennis Complex \$160,000</p>	<p>PELICAN PRESERVE SIENNA 10550 Amiata Way #203 • 2 Bdrms, 2 Bath, 1250 sf, In suite laundry • Partially furnished, water and preserve view • Corian counters, tiled floors, bdrms carpeted Call Tracy at 297-1870 \$175,000</p>	<p>ASK US ABOUT SEASONAL AND ANNUAL RENTALS AVAILABLE.</p>	<p>CAPE CORAL RIVERFRONT Building Site • Triple lot on River • South East Cape Waterfront • Build your Dream Home Call Vanessa at 229-3107 Call for details</p>

• Tour These Homes and many others at boutinteam.com •



Urban and Diane Boutin
Broker / Realtor

“We Advertise More and Sell More!”

(239) 229-6536 or (239) 229-7571

Toll Free: 1-888-639-7975

email: urbananddiane@aol.com



Prudential
Florida Realty