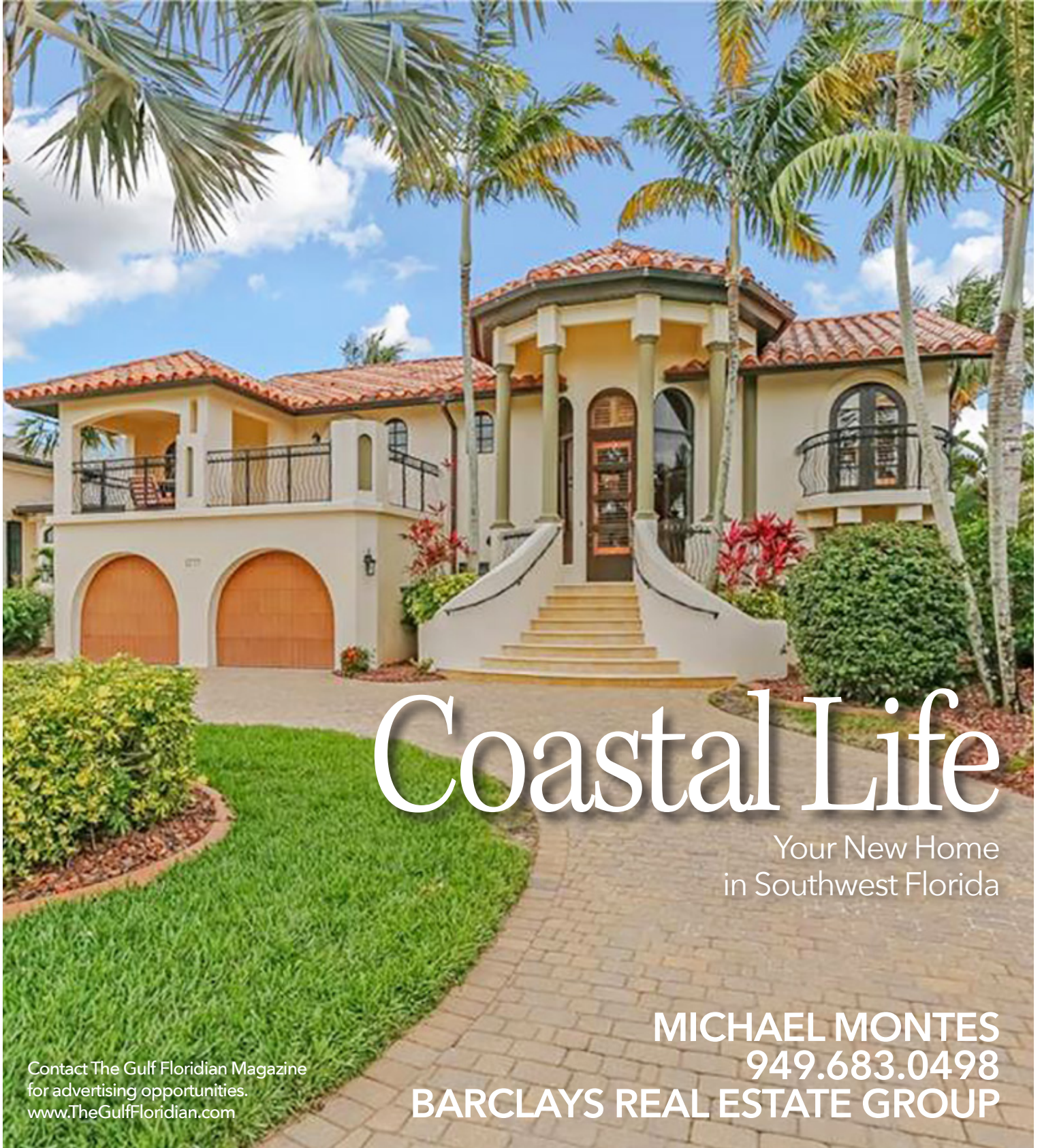


THE GULF FLORIDIAN

SOUTHWEST FLORIDA HOMES FOR SALE



Coastal Life

Your New Home
in Southwest Florida

MICHAEL MONTES
949.683.0498

BARCLAYS REAL ESTATE GROUP

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Featured Cover Home

Gorgeous Riverfront Estate in Cape Coral

\$1,495,000

3,126sf...No need to wait 1-2 years to build your dream home.

Wake up to a million dollar view with this beautiful RIVERFRONT home located 1 lot from the TIP of Cape Coral. Walking distance to the Cape Coral Beach - Yacht Club and enjoy a few cocktails & sunset at the Boat House Bar/Restaurant! See plans from city to renovate and expand the beach!

This Tuscan style villa was constructed with only the finest materials featuring a grand entrance, split floor plan with 4 large bedrooms + den and 4 full baths. All bedrooms and den enter their own private terraces! The lot is fully fenced with rod iron lush landscaping and one of a kind open air pool. Do you enjoy cooking...come and see this massive Thermador gas range/indoor grill equipped with dual ovens, stainless hood, 4 burners, grated grill and flat top for perfect pancakes!

This kitchen would not be complete without the massive Twin Jenn Air Refrigerators.

Enjoy the sunset and relax around the resort style pool with waterfall and hot tub.

Furnished with Robb & Stucky and furniture is negotiable with the sale.

Come and scheduled your private showing today!! Michael Montes 949.683.0498



High Point Place Tower

Only \$619,000

Coveted 30th floor corner unit with spectacular water views from every room! This floor plan has the most windows of all HPP floor plans that has the full front river view AND a great side view of the downtown life, lights and happenings while providing a bright, sunny living area. The chef-friendly kitchen features abundant granite counter space, wood cabinetry, tile back splash, stainless appliances and large pantry. Master bedroom has custom window treatments and crown moldings, walk-in closet and ensuite bath with dual vanities, jetted garden tub, and large shower. Loaded with special finishes: Venetian plaster wall accents, sparkling lighting fixtures, custom designer draperies, chair rail and wainscoting throughout, creating an opulent living space. Guest quarters are separated from the living area visitors can relax and recharge after busy days in sunny Florida. Downtown living offers dining, shopping, entertainment & festivals, and weekly farmers markets just steps away from home. If you are ready for your next adventure in living, downsize on "stuff" and upsize on quality of life! Welcome to your new luxurious lifestyle at High Point Place!

Michael Montes 949.683.0498 221005625





NextLevelChurch.com

12400 Plantation Rd.
Fort Myers, FL 33966

239.274.3755

Founding and Lead Pastors, Matt and Sarah Keller had it in their hearts, as high school sweethearts, that they wanted to be local church pastors. They also knew that “planting” a church somewhere was a great way to do that. God has used them to lead Next Level Church from 30 people, at its grand opening in 2002, to now over 3,400 people in three locations. A piece of the Next Level Church vision has always been to be a multi-site church, with locations stretching across Southwest Florida, so that no one will have to drive more than thirty minutes to attend and be involved. The vision to become a multisite church came to pass as our locations extended beyond our Fort Myers Location and into our East Location in March of 2014, and the Cape Coral Location in February 2021!

 nextlevelchurch  nextlevelchurch

“I love this church...If you are visiting our area, you live here, or are church shopping I want to personally invite you to visit Next Level Church this Sunday” —Michael



**EVANGELICAL
CHRISTIAN SCHOOL**

www.GoECS.org
(239) 936-319

8237 Beacon Blvd., Ft Myers, FL 33907

Evangelical Christian School is accredited by the following organizations:

- FACCS - Florida Association of Christian Colleges and Schools
- SACS - Southern Association of Colleges and Schools
- MSA - Middle States Association
- NCPA - National Council for Private School Accreditation

A fantastic private Christian school that is K-12. Located in the center of Fort Myers it offers a terrific top notch curriculum that is Christ centered on a secure campus. It has a great sports program and even an aviation program in conjunction with Paragon flight school at Page Field. Call for an in person private tour today. 239-336-3319 Also visit the website at www.GoECS.org



Cape Coral 3BR Plus a Den & 2BA

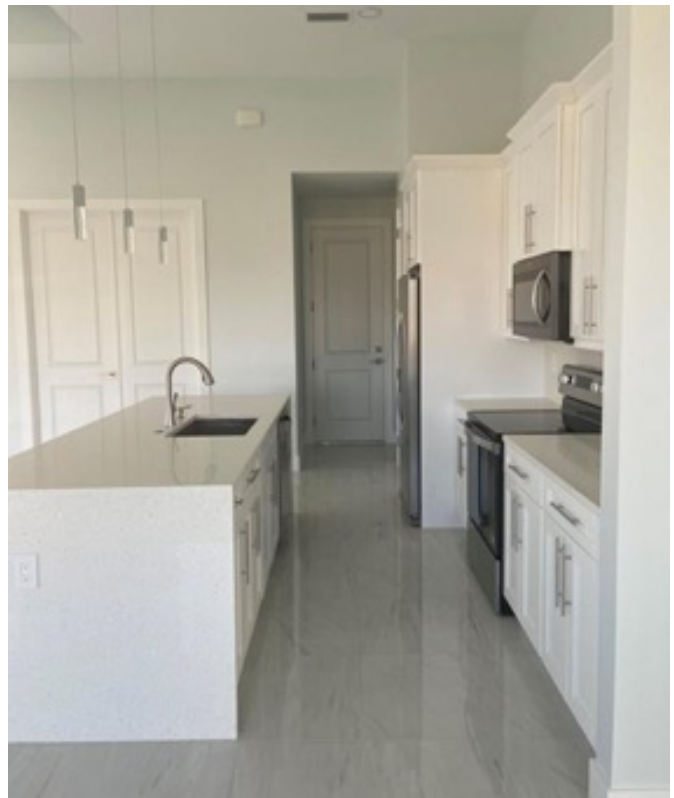
1,800sf Only \$345,000

THIS LUXURIOUS CONTEMPORARY HOME IS MOVE IN READY

This modern home with city water and sewer (small balance due) is built to perfection. Open floor plan with 13 ft high ceilings in main part of the house, impact rated custom windows and doors, great lighting through-out the house. 3/2 + den, large master bedroom with his & hers closet, private toilet room, free standing tub and glass door shower. Kitchen features waterfall quartz counter tops and backsplash, stainless steel appliances and modern wood cabinets.

Contemporary, upgraded light fixtures thru-out. Great front appeal with tall ceilings, tile thru-out, and large lanai with connections for outdoor kitchen. Good location on private street near cul-d-sac. Come see for yourself, you will fall in love with this one.

Michael Montes 949.683.0498 221005625



Fort Myers Gem 1,719sf

For Only \$334,900

LOCATION LOCATION LOCATION! Charming home with 2 Bedrooms + Den and a fenced in backyard with beautiful mature landscaping. No kitchen and in need of some TLC, which is perfect to make it your own or use it as an investment. This home is only six houses from the River, West of McGregor, less than one mile from the Edison Ford Winter Estates and only 1.5 miles from the City of Palms Park, Centennial Park and downtown Fort Myers. The Roof was replaced in 2013, and remodeled in 1989. Please understand that this is being sold AS IS (cash buyer only).

Michael Montes 949.683.0498 221022635



YOU CAN'T RENT FOR LESS!

2BR 2BA 1,012SF \$94,900

Come see this incredibly beautiful condo in the much sought after gem of a community, Seminole Gardens. Close to the beautiful Caloosahatchee River and the Downtown River District. You are 7 minutes away from fabulous restaurants and shopping. This 2 bedroom, 2 bath condo in the 55 & over community is very well loved and cared for and is located in a very beautiful garden setting. The pictures speak for themselves and it has too many upgrades to mention.

Michael Montes 949.683.0498 221022927



A Great Space 1,935sf 4BR/2BA

Just \$309,000

Rarely available updated 4 Bedroom property in the McGregor Corridor. Exquisitely upgraded home on a corner lot within walking distance to Fort Myers Country Club. Upgrades include: 24" Diagonally laid tile throughout, 5" Baseboards, Granite Counters, Intricate plaster details on ceiling.

Michael Montes 949.683.0498 221000329



An Amazing View 1,571sf 3BR/2BA

Just \$331,000

AMAZING 10th floor unit overlooking the river. This 10th floor 3 BR, 2 Bath unit has TOTAL PRIVACY from the large lanai, all you see is water. Tile on the diagonal throughout all the main rooms, crown molding and double crown molding in living room tray ceiling. Freshly painted and being sold with furnishings that are just over a year old and barely used.

Michael Montes 949.683.0498 221016802



Fun Things to do in Florida:

1. **Miami Exotic Racing** Are you a car nut? Wanna drive a Ferrari, McLaren, Lambo, Porsche, etc at over 140 mph? Just a couple hours from the South West Florida region is the Homestead-Miami Speedway and Palm Beach Raceway! So much fun. www.miamiexoticautoracing.com (833) 722-3329
2. **Estero River Outfitters** Rent a kayak and soak up the beauty of the Estero River. Cruise or fish. Tandem or single kayaks with either foot drive or paddle by hand you can get the kayak that works the best for you. They even have a fishing tackle shop. www.esteroriveroutfitters.com (239) 992-4050
3. **Venice Beach Shark Teeth** Ever dreamed of finding prehistoric bones? How about ancient shark teeth? Venice Beach is the shark tooth capital of the world. Just walk along the shore and look down. The current upwells these fossils. South of Sarasota just an hour or so from southwest Florida. www.visitsarasota.com
4. **Rainbow Reef Diving Key Largo** Are you certified to dive? Did you know one of the most sought after reefs in the world is in Key Largo just 3 hours or less from here? Rent everything from their dive shop. Just wear your bathing suit. Do shallow reef or wreck dives to diving deep off the wall and every depth in between. www.rainbowreef.com (800) 457-4354
5. **Deep Sea Fishing** www.reelfishnsea.com in Fort Myers Beach. Great boat and will get you to the spot. Call for reservations. (239) 540-4600
6. **Rent a Boat Fort Myers Beach** www.saltysamsmarina.com Rent a center console for fishing or a pontoon boat for the party on the water. Either way get out on the water and let someone else own the boat. (239) 463-7333
7. **Dolphin Tours** Do you love dolphins? Go see them in Marco Island. www.marcoislanddolphintour.com (239) 301-8914
8. **Paragon Flight Training Co** Either start your pilots license flight training or just go up for fun with a pilot and see the area. www.paragonflight.com (239) 274-3174
9. **Kitchen Social Cooking Class** Do you like to cook? Do you want to learn how to cook? Check this out www.kitchensocial.com (239) 560-4255
10. **Electric Bike rentals from Naples E Bike Rentals** www.naplesebikerentals.com (239) 877-4972 Effortlessly cruise around Naples. See the amazing homes and the shops on 5th. Get out there and have fun.

Restaurants and Bars to Try:

1. **Oxbow Bar & Grill** A terrific waterfront restaurant in downtown Fort Myers. With a great selection of oysters and fun craft drinks you will love watching the sunset over the river. Reservations is a must especially for their Sunday brunch. www.oxbowfortmyers.com (239) 314-3856
2. **Masala Mantra** The Indian Bistro. Wow just Wow!! If you like Indian food this is your place. Tell Bobby I sent you. Everything is cooked fresh. The green curry is my favorite. They carry Indian beer too. www.masalaamantra.com (239) 540-6300
3. **The Silver King Ocean Brasserie** Located in the Luminary Hotel downtown Fort Myers. The chef is one of the best. Last time I had the scallops and the Hamachi. Fantastic and seasoned perfect. They also have a great wine list. Reservations totally necessary. (239) 314-3855 www.luminaryhotel.com/taste/silver-king-ocean-brasserie
4. **21 Spices by Chef Asif** Another great Indian restaurant in Naples. Taking Indian food to a higher level. Try the lamb shank. www.21spicesdining.com (239) 919-8830
5. **Carmelo's Italian Ristorante** What a terrific experience. A beautiful venue and a chef/owner who clearly knows how to do Italian food. The shrimp app was amazing as was the lasagna and veal parmesian. The lemon cello martini and the other craft drinks were great. Make reservations if you are in Punta Gorda. Its worth the drive I you aren't. www.carmelosristorante.com (941) 621-4091
6. **La Casita Authentic Mexican Bistro** One of the best Mexican restaurants in the south Fort Myers. Try the caldo de pollo (chicken soup). They have tamales too. Their crunchy chicken tacos are good too. (239) 415-1050 15185 McGregor Blvd, Fort Myers, FL 33908
7. **Rodizio Grill Estero | Brazilian Steakhouse** Bring your inner caveman carnivore. If you like Brazilian bbq or you have never tried it just go and make sure you are starving before you go. No words just meat!!! www.rodiziogrill.com (239) 498-0018 In the Coconut Point mall Estero.
8. **The Turtle Club on Vanderbilt Beach** Are you turtle enough for the Turtle Club? If you like restaurants on the sand for a sunset meal then you are good to go. Try the TURTLEFELLER Oysters or the seafood chowder for an appetizer then the miso seabass or scallops. (239) 592-6557 for reservations www.turtleclubnaples.com
9. **Gramma Dot's Restaurant** on Sanibel Island what a delightful diversion. The clam chowder is great. The location is even better. Turn down the volume and experience the island vibe. Visit asap. www.sanibelmarina.com (239) 472-8138
10. **Maikel's Kitchen Cuban Food** Need a Cuban food fix? Not only does this place serve an insane number of dishes inside but all of their best food is also available at the drive thru. Start with the basic Cuban pork sandwich and go on from their. Its only \$5.50. I go there every time I'm down there. Find them on Yelp & Facebook. 16960 S. Tamiami Trail, Fort Myers, FL 33908 (239) 270-5736

"Enjoy your culinary exploration. I have for sure." – Michael Montes

Tower Condo at High Point Place

Just \$539,000

Spectacular views await you in this 16th floor residence at High Point Place, the "Crown Jewel" of the downtown Fort Myers River District! Day or night, rain or shine, you will marvel at the ever-changing vistas unfolding before you. Over 2,200SF. Two bedrooms plus den with 2 1/2 baths.

Michael Montes 949.683.0498 221009642



Almost 2,000sF with River View

Just \$345,000

The St Tropez & Riviera are a pair of towers built in 2007, standing 24- stories tall. Upgraded 3 Bedroom 2 Bath 10th Floor Unit with beautiful tile Granite and Thermafoil Cabinets.

Michael Montes 949.683.0498 220080976



ARE YOU INTERESTED IN SELLING YOUR HOME?

Right now at current sales velocity inventory is under 2 months. This means you will get the most for your home if you sold it now. Call me to list it today. 949.683.0498

Wow! 1,102SF 3BR/1BA

Just \$166,900

This gem can be yours and won't last! Beautiful Full Rehab House located in desirable Campbell Acres Neighborhood. 3 Bedroom, 1 Bath, and 1 Car Garage. This home has been Completely Updated for the New Owner to move right in! Enjoy the Brand New Large Open Kitchen, stainless steel appliances, granite countertops and backsplash, white new cabinets, oversized sink and faucet. New AC plus new Duct Work. New Heater. Open terrace to the cozy garden with a big tree in the front and 2 palms in the backyard. Located in the desirable Campbell Acres suburb. Close to I-75 and a short drive to downtown Fort Myers. This home is turn key and ready to move in!

Michael Montes 949.683.0498 22007689



The Largest Unit in the Complex

Just \$209,900

Beautiful 3/2 Townhouse Largest Unit! 1451 square feet of living! White updated cabinetry with granite countertops in the kitchen accents the newer appliances open to the great room, half bath for guests on main level, and screened in patio. Master and guest rooms are upstairs. Washer & Dryer on main level. Jack & Jill Bath between guests bedrooms.

Michael Montes 949.683.0498 221023288



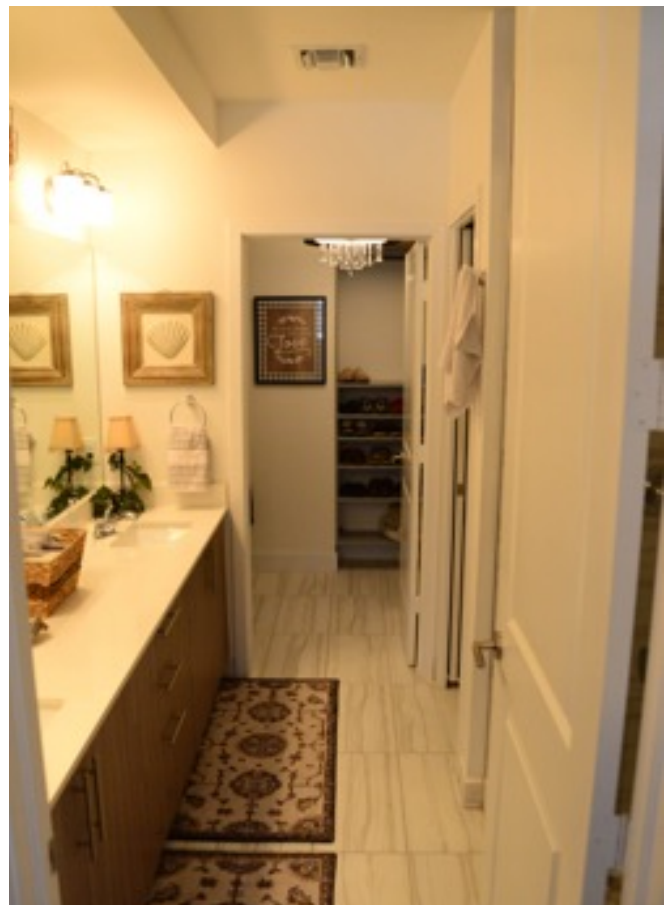
You've Gotta See This One!

Tons of Upgrades & Fully Furnished

Only \$267,900

This is the one...It's the highly sought after Briza model. The builder sold out of this model first. 1,400sf 3br 2ba....Community pool and spa....Fully furnished and many upgrades... Do not miss this one... This is the only Briza model available....Because it is a corner unit you have two sides that have windows...10 foot ceilings too!

Michael Montes 949.683.0498 221006613



Fort Myers Beach on the Sand!

Just \$3,740,000

Enjoy spectacular panoramic views of the Gulf of Mexico and incredible sunsets from your brand new beach front home with private swimming pool! Just a short, less than half-a-mile stroll away from the Downtown and the Time Square! Or walk along the beach in the powder white sand and watch the seagulls and the pelicans! This home built by Woodland Custom Homes features 5 bedrooms on 2 levels, four of them en suite and every one of them with a private balcony offering breathtaking views of the Gulf. Four full bathrooms, private elevator, hurricane impact glass insulated windows, great kitchen with granite counter tops and stainless steel appliances, 2 separate A/C units and 1 year builders warranty. It comes turnkey furnished, don't miss this fantastic opportunity!

Michael Montes 949.683.0498 217067381



Cape Coral 3BR/2BA 1,469SF

For Only \$293,000

Immaculate open floor plan home, with 3 bedrooms 2 baths and a den! This 1 year old home offers a huge open living and kitchen area with a giant island in the kitchen that is perfect for entertaining! Granite counter tops in the kitchen and bathrooms, this home has all the upgrades you need! With over 8 years of a structural warranty remaining on this home,
Don't miss out on this piece of paradise!

Michael Montes 949.683.0498 221024477



Oasis Condo 1,321SF

For Only \$285,000

RARE SECOND PARKING SPOT AVAILABLE FOR PURCHASE! This stunning, one of a kind South Beach inspired condo unit is within walking distance to Downtown Fort Myers River District. Enjoy breathtaking sunsets from your west facing, private balcony. This luxury high-rise is a must see!!! Amenities include resort style pool, spa, fitness center, sauna, club room with catering kitchen, private library, game room with billiards and big screens, tennis courts, and concierge service.

Michael Montes 949.683.0498 221024533



Get the list of properties in your price range at www.MikeMontes.com or scan this QR Code

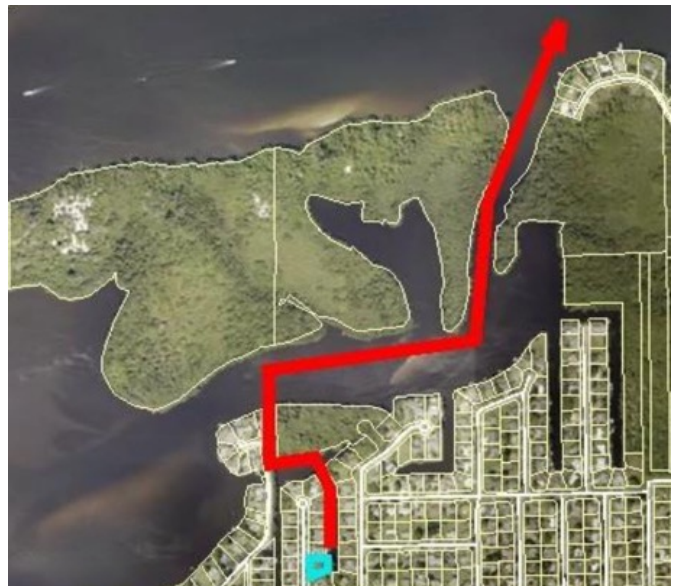


Fort Myers Waterfront with Dock

For Only \$349,900

A touch of Old Florida! Literally, less than a 15 Minute Boat Ride into the Caloosahatchee River. Head to the Gulf or east towards LaBelle this is the best of all boating and fishing worlds! Close to all the amenities that Downtown Fort Myers has to offer and quick access to I-75. This home features 3 Bedrooms, 2 Bathrooms, Fully Tiled, Great Room Style Home with a Large Screened Lanai -- Room for a Spa -- Storage Shed, Dock with Boat Lift, Fully Landscaped Yard with a Sprinkler System hooked to a private well. City Water and Sewer, Paver Drive and Walkways and more....
Rare Opportunity! Make your appointment to see this home today!

Call Michael Montes 949.683.0498 221020529



Michael Montes & Barclays Real Estate Group

Your Gateway To Southwest Florida Real Estate



NOT FINDING WHAT YOU'RE LOOKING FOR?

Visit www.MikeMontes.com and sign up for the list. We will email you a list of properties based on your specifications directly from the Multiple Listing Service. You can watch the market and see everything that is currently available. We will also make sure any new listings get emailed to you as soon as they are posted to the Multiple Listing Service. I WANT TO BE YOUR AGENT!!! Thanks,

Michael

Have a property to sell? We need your listing!

Our office has been so busy with buyers that we are running low on available properties. Now is a great time to get the most for your property. Call Michael Montes today for a property price evaluation and a seller's net sheet. Let's get it SOLD!!!

Call 949.683.0498, email Mike@MikeMontes.com, or visit www.MikeMontes.com today for a list and to see some great videos of our area.

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2147 First Street
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(800) 308-6383

