

THE GULF FLORIDIAN

REAL ESTATE SHOWCASE

NEW CONDO TOWERS DOWNTOWN FORT MYERS-PRIMA LUCE

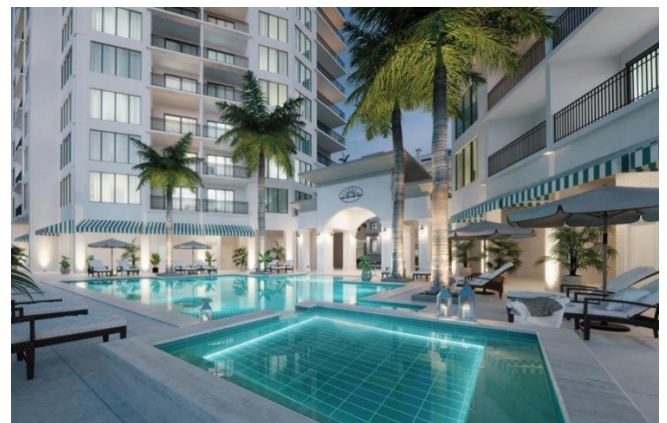


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www.TheGulfFloridian.com

MICHAEL MONTES
949.683.0498
BARCLAYS REAL ESTATE GROUP

Featured Cover Home

Coming Soon to Downtown Fort Myers!
From the low \$200's to over \$2 million for a penthouse.



You can choose your finishes of your unit if you buy now and take advantage of the pre-construction pricing. These will be the nicest condominium units in the downtown area.

Currently almost 50% sold out!!!

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OXBOW RESTAURANT

DOWNTOWN FORT MYERS ON THE WATERFRONT www.oxbowfortmyers.com

Oxbow Fort Myers, 1300 Hendry St, Fort Myers, FL 33901 | 239-314-3856



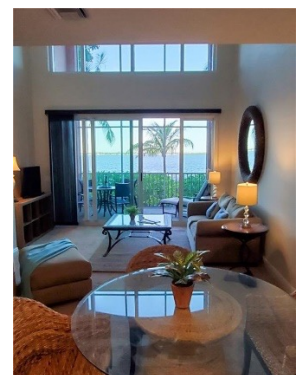
An Amazing Loft Condo in St. Tropez Downtown Ft. Myers



1 Bedroom, 1.5 Bath, 2 Story Loft
Condo on the Water at St. Tropez

\$310,000

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Admiralty Yacht & Racquet Club

\$469,990 • 1,940SF • 3BR/2BA



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Señor Taco

FAMILY MEXICAN GRILL

*Tacos, Burritos, Soup including Menudo, Fresh Juice, Fresh Salsa bar
11150 S Cleveland Ave. Fort Myers, FL 33907 / (239) 703-7651*



100 Year Old Historic Home in Dean Park

\$389,990 • 1,808SF • 4BR/3BA



Walk to Downtown. A Fixer but priced right!

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2,335SF • 4BR/2BA • \$405,000

This is your opportunity to own this immaculate single-family home located in desirable South West Cape Coral, where utilities are already in place. Home features 2 separate A/C units, brand-new stainless-steel appliances, tile throughout, and many fruit trees!!

This home will not last!!! Come and see it today!!



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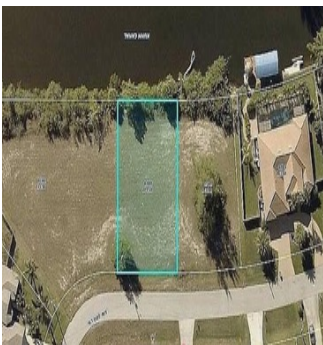
New Port Charlotte Condo Complex!

Units from \$291,325 - \$351,396

Welcome to Port Charlotte's newest development! Home Base Living is designed to capitalize on a healthier lifestyle and has expansive views of Charlotte Sports Park. Entertain your guests with a spacious Great Room, in-unit laundry and private 305 sq ft SkyBox Balcony! High-end Italian kitchen & bathrooms featuring quartz countertops & LG appliances. Tile flooring throughout. Prewired for an alarm system. 24-hour surveillance with centrally monitored cameras and secure elevator access. Safety continues with hurricane impact windows, steel frame structure & concrete perimeter walls creating a home that is fire, hurricane & termite-proof. Luxurious amenities include an in-ground pool, pool deck, 8-person Spa, covered pool cabanas, common Terrace/barbecue grill, Crossfit Trail and an incredible green space. 10 luxury condos; each including one under-building parking space. AN ADDITIONAL PARKING SPACE CAN BE PURCHASED. There are 3 floor plans to choose from.



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.23 Acre Waterfront Lot

Only \$269,000 for Gulf Access!

Great Cape Coral waterfront lot ready for your new home!

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Admiralty Y&R Club Condo

1,336sf • \$315,000 • Michael Montes 949.683.0498

DIRECT ACCESS!! SECOND FLOOR Furnished END UNIT, overlooking the Marina. This is your chance to own one of the larger units with 2 bed, 2bath, plus a den that can easily be used as 3rd bedroom or office. Corner Unit is a Rare Find that comes with a carport and is beautifully decorated with two lanais. Tastefully remodeled kitchen with a open floor plan that gives it a warm modern feeling and with just the right amount of space. The Lanai has sliding glass panels with A/C to add extra living space so you can enjoy the view down the river and beautiful sunsets in the comfort of your living room. The Unit comes with beautiful high end quality furniture, vaulted ceilings with plenty of storage. Admiralty Yacht Club is a boating community located right on the Caloosahatchee River and has resort like facilities. A few of the amenities that it offers is a fishing pier with cleaning station, tennis courts, heated pool, social clubhouse and more .Don't miss out on this opportunity to own one of the nicest units with no bridge direct access on the market. A must see!!



2,258 sf High Point Place Condo

\$649,999 • 3BR/2.5BA • Michael Montes 949.683.0498



Linsford Waterfront Dream Home

\$359,990 • 1,519SF • 2BR + DEN • Fort Myers

Amazing WATERFRONT Villa in Linsford. Very rare with exceptional finishes and water feature to enjoy! Many upgrades including whole house water filter, crown molding throughout, tray ceiling in living room, custom painted and screened in entry and lanai. Kitchen features granite counters, large island for breakfast seating, 42" cabinets with crown molding and stainless appliances. Den with double doors. Master bath with double sinks, and soaking tub. Master bedroom has carpet and loads of closet space overlooking the lake. Sit back and enjoy the water feature from your screened in lanai. The owners have taken exceptional care of this home. Linsford is centrally located with easy access to 1-75, RSW airport, Fort Myers River District, Dining, Shopping, Entertainment, beaches and the new Top Golf Center. Community features include large resort style lap pool, spa, tennis courts, basketball and bocce court and loads of trails to walk.

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Waterfront Builder Lot in Fort Myers

\$1,695,000 • Almost 1 Acre LOT • 150' of Frontage

Located close to Downtown Fort Myers and the Edison Ford Estates. Close to 1 acre of cleared land, directly on the Caloosahatchee River, with 150' of frontage and unobstructed sunset views, this lot is one of the last remaining vacant riverfront lots in the highly sought after old McGregor area of Fort Myers. Situated on a private cul-de-sac road, far away from any bridges for a perfectly peaceful and quiet setting, ready to build your large dream home. With this prime location you are within minutes of the revitalized Downtown Fort Myers River district with all its events and entertainment, close to Edison Park Elementary and Fort Myers High School, yet inside a small, friendly neighborhood that is perfect for walks and bike rides. The oversized lot offers room for a large residence with land to spare for a large pool, yard or multi-car garage.



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JUST SCAN THIS QR CODE AND COMPLETE THE SIGN UP FORM.
I WILL SEND YOU THE ENTIRE LIST RIGHT OUT OF THE MULTIPLE LISTING SERVICE
OF ALL THE LISTINGS NO MATTER WHO LISTED IT.

I WANT TO BE YOUR REAL ESTATE AGENT! Thanks... Michael Montes



IF YOU ARE LOOKING TO SELL YOUR PROPERTY I WANT TO BE YOUR AGENT!
NO ONE WORKS HARDER TO GET YOUR PROPERTY SOLD
AND FOR THE MOST MONEY POSSIBLE.

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church**

**3 Locations!
NextLevelChurch.com**

FORT MYERS: 12400 Plantation Rd, Fort Myers, FL 33966

GATEWAY: 11081 Gateway Blvd, Fort Myers, FL 33913

CAPE CORAL: 269 SW 2nd Terrace, Cape Coral, FL 33991



**Senior Lead Pastors
Matt & Sarah Keller**

Alta Mar Crown Jewel!

\$419,000 • 6th Floor • 3BR/2BA

Wow what a magnificent transformation! This one got completely gutted and remodeled.

This home is directly over the waterfront on the 6th floor.

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COOKING CLASS FOR COUPLES OR GROUPS

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charlie@kitchensocial.com

14261 S. Tamiami Trail, Unit 20, Fort Myers, FL 33912

Try something unique for your next party or event!

Let us plan the details for you or select a menu from our chef's suggestions or your own ideas. Our versatile staff of culinary instructors will lead your group through each recipe, offering a host of helpful tips and tricks along the way. Eclectic or themed, classical or Nuevo, basic or advanced, our chefs will impart the knowledge and confidence that you need to take on virtually any culinary task.

Living the High Life at High Point Place

Only \$695,000!

2,247 SQ FT • 3 BEDROOMS • 2 BATHS • BUILT IN 2007

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Highly Desired Coral Lakes Community

\$575,000 • 3,600SF • 5BR + DEN • 3.5BA

Welcome to the Coral Lakes Community including 2 pools, basketball courts, tennis courts, volleyball court, 2 baseball fields and a large clubhouse which is perfect for all your large gatherings. Living room overlooks the water for great sunrises to start your day. Upstairs welcomes a loft, a large master suite with separate walk in closets, 4 additional bedrooms and 2 more full bathrooms. Come take a look today at your new dream home.



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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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