

The Gulf *Floridian*

Southwest Florida Property Guide

INSIDE:

- Top 10 Things to do In SW Florida
- Restaurant & Bar Recommendations
- Details About This Home
- Featured Area Properties

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Prima Luce a BRAND NEW Tower

FROM \$292K TO \$1,970,000

C.18024 - Customized brand new construction waterfront condo features stunning sunset views of the Caloosahatchee River Estuary from two expansive private balconies and floor to ceiling master bedroom windows. Combine two popular units (Salerno and San Lucido) with our architect for the best of all worlds. Prima Luce's resort-inspired amenities include a zero-entry heated swimming pool, whirlpool, yoga studio, fitness center, library, business center, and a community social space complete with catering kitchen. This combination comes with two lobby-level storage lockers & two covered secured private parking garage spaces. Pet-friendly Prima Luce on the Waterfront is located on the shores of the Caloosahatchee in the Historic River District of Downtown Fort Myers, Florida, and is only a short walk, drive or bike-ride from fine dining and shopping, a vibrant arts and entertainment scene, numerous local festivals and events, boating and nature activities, and so much more! Call for pricing and availability of this plan on lower floors and other floor plans. For more information call Michael Montes 949.683.0498



The South West region is the fastest growing area in Florida. Florida gets a net of over 1,000 people moving here each day on average. No state income tax and great weather are the main attractions but Florida offers so much more. Sign up for the list of homes in your price range today at www.MikeMontes.com

Featured Cover Home

Gorgeous Riverfront Estate in Fort Myers

\$3,800,000

3 story home of Tuscan design on the water in the McGregor Corridor, 8,600sf of AC living space, 15,000 sf overall. Perfect home for a large family with 6+BR & 8 BA. Designed by famed, residential designer Bud Lawrence and built in 2009. Features: 3 tiered theater room with wet bar, 850 sf eat in kitchen, 500 sf great room rising 28 ft to the chandelier & beamed ceiling; wood burning fireplace; exercise room; 3 stop elevator; 11" wide interior walls of textured plaster and 12' high ceilings give a massive feeling to the interior. Work at home with 1,000 sf of office space with hand carved wooden pub bar and fortified hurricane suite. Alternatively, the home office and adjoining hurricane suite can be a 1 bedroom, 1.5 bath 1,500 sf private apartment with separate entrance, for an in-law or adult child returning to the nest. 5 AC units and standby generator. Fishing pier/dock that extends 200 ft into the river! 5,000 sf of outdoor living with a pool, spa, gas fireplace, courtyard and outdoor kitchen. 175 ft of riverfront plus 197 ft on the Carrell Canal. 3/4 acre lot is gated & fenced with monitored security providing privacy and security.

The family will enjoy for generations! CLDBR 220051380

For more information or to receive the video contact Michael Montes 949.683.0498



Attn Boaters: Deep Water Canal Home w/Pool

For Only \$324,900 Super Deal in Cape Coral!

Sailboat canal home with large pool. This 3 bedroom 2 bath home is priced to sell. It is situated on a beautiful lot with 90' of canal frontage. This makes a great lot to enjoy the pool and large canal for your boat. New Roof 2019, new A/C 2018, Up dated kitchen Nice privacy fence in the back yard. Newly remodeled kitchen. Recently repainted inside and out Come and enjoy what makes living in Florida so great! FFLIV 220064695 Call Michael 949.683.0498



We Have Over 560 Waterfront Pool Homes in Cape Coral MLS Listed - Let Me Find You One! Sign up for a list of these homes at www.MikeMontes.com today. I Want to be Your Agent!

On The Sand at Fort Myers Beach with Pool

Only \$3,000,000

Rare opportunity to live your dream on the beach in an area off of the busy street, on the best part of Fort Myers Beach. This renovated home includes a separate guest house that sleeps four. The entire property can accommodate 13 adults. Renovations include pavers, travertine floors and new decks on both floors of the main house. (List of renovations available). Imagine the family memories that would be made at the expansive dining table overlooking the pool and beach. This home could be your forever home or it could be used as a vacation rental (the reviews have been great). The property is across from the library and the Bay Oaks Recreations Center. Picture enjoying your morning coffee or afternoon wine on this balcony while enjoying the amazing view. 2558sf 4br +den 4ba FEXPL 220005591 Call Michael Montes 949.683.0498



Builder Close out at Majestic Palms!

Models for sale - Priced at Only \$207k-\$299k



From the Aspen at 1,126 sf 2 bedrooms 2 baths at \$218k furnished to the Magnolia with 3 bedrooms with a den at 1,754 sf at \$288k unfurnished to the Dawn with 3br 3ba and two of those are master suites at 1,751 sf Furnished at \$299k Make an appointment today to come see these last few units. Located just minutes to Downtown Fort Myers, Fort Myers Beach, and the Sanibel Causeway. BREG 220075378 Call Michael Montes 949.683.0498

On the 31st Floor...Walk to Downtown Fort Myers!



Spectacular sunsets! 31st floor residence is the ideal for you! One of very few units at High Point Place with unobstructed down river views from the great room and both balconies. 2,230 square foot condo has 3 bedroom and 2 baths, 10-foot ceilings and crown moldings. Enjoy the care-free lifestyle that condo ownership offers! Walk to downtown Fort Myers' festivals, restaurants, shops and entertainment. Work out in the HPP Fitness Center, then take a dip in the pool or soak in the hot tub. Visit with friends and neighbors in the HPP Gathering Room at one of the many planned social activities. BREG 219003898 Call Michael Montes 949.683.0498

Custom Build in Fort Myers Beach

For Only \$585,000

This CUSTOM BUILT original owner home is nestled in the trees on a huge lot. If your looking for the perfect home with soaring ceilings and a wide open floor plan, you have found it! The main floor features 2 bedrooms (plus loft/den upstairs), 2 bathrooms, open kitchen and great room living area with high vaulted ceilings. The top level features the loft/den area with a large picture window to the beautiful gardens. There is also a fully windowed cupola with fabulous bay and gulf views.

The lower level features an over sized 6 CAR GARAGE and workshop. Huge amount of storage for all your toys! There are three decks. One on the right at front door, one off the kitchen and one off the master bedroom. The lot is a lot and a half. The back yard is large enough for a pool if so desired. No survey on file. New roof in 2017 and AC in 2015. Laguna Shores offers two deeded beach accesses and is a quiet neighborhood at the south end of the island. BEAR 220069042

Call Michael 949.683.0498



Amazing Pool Home at Fort Myers Beach

\$3,900,000

Panoramic views Large electric screened porch/patio perfect for entertaining along the beach front living room and dining room. The kitchen boasts upgraded stainless appliances. 4BR 4BA and all have private ensuite bathrooms. The master bedroom encompasses the entire 3rd floor.

Sonos music system, a heated pool and spa, a fenced yard, and a paver drive and pool area, 2 separate garages that are extra deep and extra tall. Michael Montes 949.683.0498 BEAR 220071864

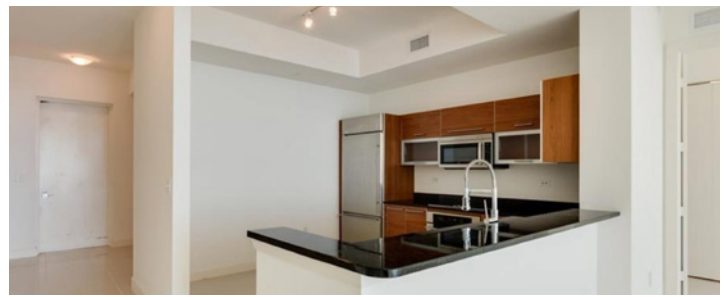


Oasis 32nd Floor Penthouse

Just \$325,000

32nd floor PENTHOUSE CONDO... Stunning, one of a kind South Beach inspired condo unit 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. When only the best will do then look no further. Call today to schedule your personal tour of this incredible unit!

BREG 219050694 Call Michael Montes 949.683.0498



Contemporary in Casa del Lago

Call for pricing details.

This contemporary home in Casa del Lago is perfect for entertaining. The detail on the finishes are superb. There is tile throughout the main living area, a spacious foyer and crown molding throughout. The guest rooms are located at the front of the house so that there is plenty of privacy for all. The office/den is spacious and light with the glass walls giving you the option for quiet but still able to see the action in the house.

BREG 220054000

Call Michael Montes 949.683.0498



Things to do in South Florida:

1. During the winter you can see Manatees close up. Just up Palm Beach Blvd. (the 80). As the water cools off these sea cows or Mermaids as the ancient weary and probably drunk sailor used to call them can be found in the power plant run off canal. Manatee Park is just to the right. Here is the website address - leegov.com/parks/parks/manateepark
2. Did you know we have an island made purely of shells? And you can go there and collect them!! Get out there for a terrific tour and watch the resident dolphins play in your wake as you get out to this amazing display of nature. saltwatermagic.com
3. Fort Myers isn't tropical enough for you? Spend the day(s) in world famous Key West. We have a daily shuttle boat that gets you there by noon. And you decide when you return. Visit Latitudes on Sunset Key for lunch and party at Sloppy Joes or any of the what seems like millions of bars on Duval. Here is the website. keywestexpress.net
4. Did you know Florida is known for one specific animal? No not the party animal but you can find those pretty much everywhere in south Florida. No it's the alligator. Go see some. Just south on old highway 41 you can drive down and see them in the everglades on either side of the road or just take an airboat tour. Here is one of the many tour companies you can take captainjacksairboattours.com
5. Do you like to fish? Of course we have outstanding fishing here. For a quick local trip try Captain Tony's day boat. You can use their equipment or bring your own. They have a small galley on the boat that is air conditioned so if you get too hot just duck inside but this time of year you should be alright. They will clean your catch for you too. capttonys.com
6. Do you like murder mysteries? How about a live action murder mystery on a train with dinner? This is a fun way to spend the evening. Regularly Scheduled Murder Mystery Dinner Train Prices effective September 15, 2020: Wednesdays, Thursdays, Fridays, and Sundays \$89.75* / Saturdays \$92.75* Check out this unique experience. emgulf.com
7. Lake Okeechobee covers 730 square miles (1,900 km²) and is exceptionally shallow for a lake of its size, with an average depth of only 9 feet (2.7 metres)...The lake is divided between Glades, Okeechobee, Martin, Palm Beach, and Hendry counties. All five counties meet at one point near the center of the lake. Its Florida's Great Lake and is worth a short trip out to see it. Just take Palm Beach Blvd all the way out. Here is a tour to take okeechobeeairboatrides.com
8. Sure there is plenty of wildlife in the air and probably crawling all around you but the fun stuff to see is at the Naples Zoo. Check it out napleszoo.org
9. Visitors to the Edison and Ford Winter Estates in Fort Myers will enjoy seeing the winter residences of famous inventors Thomas Edison and Henry Ford. There are historical buildings, award-winning gardens, the Edison Botanic Research Lab and the Inventions Museum. The museum has hundreds of inventions, artifacts and special exhibits. Edison Ford offers many tour options, including special "Inside-the-Homes" and "Inside-the-Lab" Tours on select days. The audio tour is available in English, Spanish, German and French. Historian led tours are also offered in German on select days. Group tours can be arranged in advance. edisonfordwinterestates.org
10. Do you like muscle cars? Classic Cars? You gotta see this Muscle Car City museum Just up hwy 41 in Punta Gorda...they have a few for sale too. musclearcity.net

Restaurants and Bars to try:

1. **The Twisted Fork**, Port Charlotte. This is a terrific combination of fun bar and restaurant. They are changing the menu from time to time so you will definitely find what you like. Situated next to a Harley Davidson dealer it has a upscale biker bar feel with down home cooking. Lots of big screens for your favorite game too. Where else are you going to get a Monte Cristo? twistedfork.net
2. The new **Luminary hotel** has a bar on the 12th floor the **Beacon Social Drinkery**. Amazing views of the river and sunset over Cape Coral. Great Kobe beef sliders too. Grab a seat at sunset and enjoy the views. Try the draft Yuengling in the lobby barluminaryhotel.com
3. **Baleen at the at the La Playa Beach Hotel**. Sit in Adirondack chairs at the firepits on the sand with a wait staff or make reservations for dinner. Either way you will love this place for sunset dining. laplayaresort.com
4. **Firestone Restaurant, Martini, & Skybar**. You might as well consider your entire night one and done. Have a wonderful dinner at the restaurant on floor 1 then go up to the 3rd floor for a martini or two then get your boogie on at the 4th floor Skybar. You will NOT be disappointed. firestonefl.com
5. **Bruno's of Brooklyn** downtown Fort Myers. AMAZING. Ask for the jumbo shrimp parmesan with a side of the spinach. The almond cake is the best ever. Try the lobster scampi or any of the hand made pastas. Make reservations and tell Geneviève Mr. Montes sent you. brunosofbrooklyn.com
6. **86 Room**. You gotta check out this little bar in Fort Myers. Watch old movies on the wall or a jazz band. The vibe is 20s for sure... (239) 332-0014
7. **Coopers Hawk Wine** Naples The food here is amazing. Order the Chinese dumplings just for the salad they put it on. Terrific wine for sure too. It flips around 9 on the weekends to a party like crowd. chwinery.com/locations/florida/naples
8. **Shuckers & The Cottage** Fort Myers Beach. Great seafood and sunsets. Total party at the adjoining Cottage too. Downstairs on the beach during the day is a fun bar too. You will spend all day here... shuckersfmb.com
9. **The Salty Crab** Fort Myers Beach. Great for breakfast with your feet in the sand. Order the shrimp bloody mary. saltycrabfmb.com
10. **Deep Lagoon Fort Myers**. A fish market and restaurant / bar. Great food for sure if seafood is your thing. Get a waterfront seat and watch boaters dock at the restaurant. www.deeplagoon.com
11. **Coconut Jacks** waterfront. This place has pretty good food but the attraction is seeing wild dolphins come right up to your table if you have a waterfront table. No guarantee but I have seen them every time I am there before sunset. www.coconutjacks.com
12. **The Boat House**. Two of them are located in Fort Myers and one in Cape Coral. Always live music and great food. Right on the water. The one in Fort Myers even has a salt water pool you can play in if you are ordering drinks. 21 and over in the pool. Try the Florida salad with a slice of grilled Mahi Mahi, their grilled grouper bites, or their Ahi Nachos. theboathouseusa.com/locations
13. **Fresh Catch Bistro**. One of my favorites... This beach front restaurant has amazing food Get a window table at sunset for the best meal you will have while in South Florida. freshcatchbistro.com

Waterfront Condo, North Fort Myers

Just \$171,000

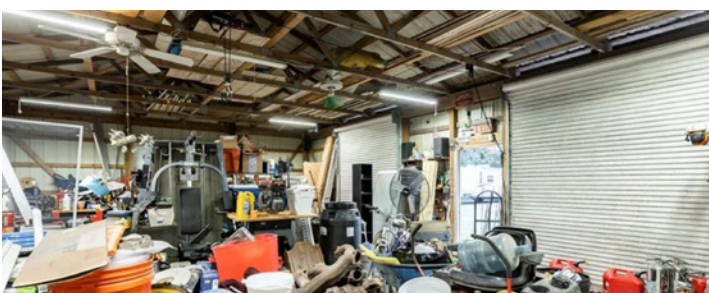
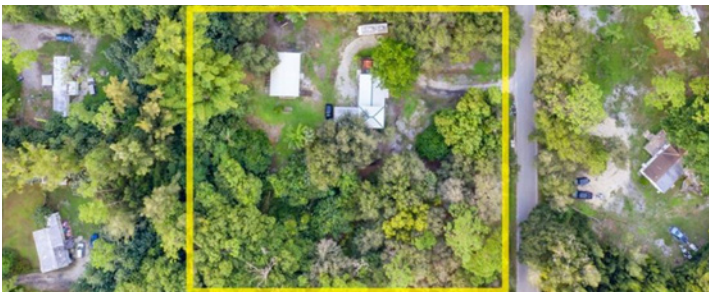
Your very own slice of waterfront paradise! This second floor, 1,190 sq ft 2 bedroom, 2 bath condo has been completely remodeled from top to bottom. New tile floors in all the wet areas, new cabinets and appliances in the kitchen along with top level granite, both bathrooms have new vanities and new shower/bath tile, and it's finished off with custom closets in the master walk-in. Come see it for yourself! BREG220074612 Call Michael Montes 949.683.0498



1.81 Acres with Workshop/Garage

Just \$219,000

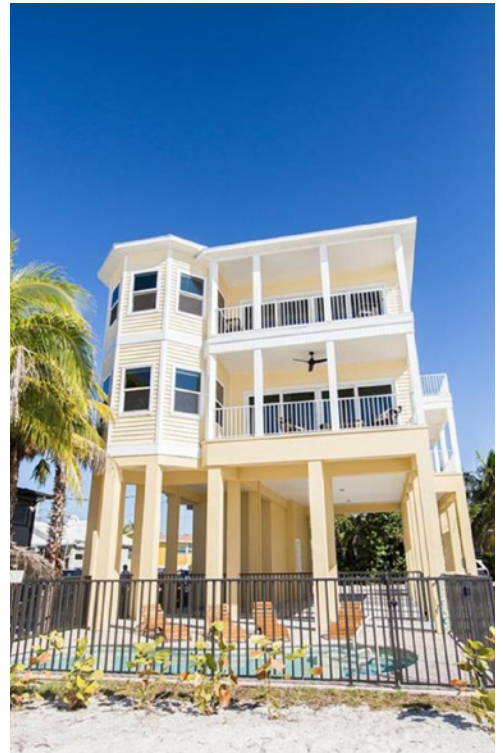
Come check out this great home in a quiet neighborhood in North Fort Myers. It has been perfectly priced for first time home buyers, investors or seasonal home owners. No association or land fees. This 2 bedroom/1 bathroom home is on 1.81 acres, it has been updated with brand new roof in 2020, new exterior paint in 2019, impact windows on the second floor in 2019, newer A/C unit within the past 5 years. Kitchen has a newer RO system. There is also a huge building/garage on the property. BREG 220074762 Call Michael Montes 949.683.0498



On Fort Myers Beach with Pool!

\$3,695,000

Enjoy spectacular panoramic views of the Gulf of Mexico and incredible sunsets from your brand new beach front home with private swimming pool! This fantastic property is located on the sought after north end of the island, 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! PREP 217067381 Call Michael Montes 949.683.0498



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High Point Place...2,258 sq ft in the Sky!

Only \$625,000

2 bedrooms plus a den and 2.5 baths... On the 26th floor over the river. Full River, sunset, and Cape Coral Views. Short walk to Down Town Fort Myers. \$625k # BREG219048527
Call: 949.683.0498 Michael Montes



Contemporary Sparkle in High Point Place

Only \$599,000

Do you love luxury? Sparkle? Contemporary? This stunning 22nd floor residence at prestigious High Point Place is perfect for you! Spectacular day & night views from two balconies. High end tile and African mahogany wood flooring. Nine attractive light fixtures/chandeliers. Kitchen has granite counters, Sub Zero refrigerator, Decor induction stove and microwave, Bosch dishwasher and spacious pantry. Master BR retreat with walk-in custom closet and ensuite bath. Dining area for formal meals and breakfast bar for quick meals. Den is ideal for those working from home or as 3rd bedroom. Split bedroom floor plan ensures guest peace and quiet. New HVAC 6/2019. Whole house air purifier eliminates odors, germs, mold & allergens. Extra storage closet off rear balcony, custom storage cabinet in laundry & storage locker in garage. High Point Place offers: Gathering Room for social occasions, business conference room, library, well-equipped Fitness Center with saunas, riverside pool/hot tub/cabanas/BBQ grills, 24/7 Security, guest suites, & wonderful neighbors! Short walk or trolley ride to downtown Fort Myers entertainment, shopping and dining.
Call Michael Montes 949.683.0498



Hey Boaters...Minutes to the River & Gulf!

Just \$976,000

Nestled in one of the cutest neighborhoods you'll find off of McGregor Blvd, this custom built 4 (+Den) BR, 3 BA, DIRECT GULF ACCESS home packs one heck of a one-two punch for outside entertainment. From boat to pool, you'll enjoy this summertime, grill-ready backyard setting. Matured landscaping gives you privacy and the tall palm trees make the Florida dream a reality. Inside, you'll find a comfortable open-concept, split floor plan home with plenty of rooms for your guests from out of town. Soon as you walk-thru the front door, you'll appreciate the high coffered ceilings in the great room out to your pool. Stay a while and when the cool-front hits, you'll be ready with the gas log fireplace in the main living area. The kitchen boasts cherry cabinets with granite counter tops, stainless steel appliances, gas cook top and double ovens. The master bathroom has dual sinks, jacuzzi tub and double-headed, walk-in shower. Wow....Sounds like it's time to pull trigger. VIPRO1 220049822 Call Michael Montes 949.683.0498



Cape Coral Waterfront with a Dock

Amazing Deal for Only \$349,000

Boater's delight!! Only ten minutes to open water, this beautifully remodeled gulf access home sits on an oversized corner lot in the Cape Coral Yacht Club community. This 2/2 plus bonus room is perfect for entertaining with an open floor plan, flush-mount high end surround sound, and floor to ceiling windows overlooking the the water and sunset views. Fish from your own dock on an 80ft wide canal with 6,000lb boat lift. Or, relax in privacy on your hammock under the tiki hut, in the extra large fenced-in back yard. Plenty of room for a pool. Just a bike ride away from the community beach, pier, and many excellent restaurants!! FEXPL220072351 Call Michael Montes 949.683.04998



Magnolia Landing in Fort Myers

Only \$399,500

2,432 SF, 4 Bedrooms, and 3.5 Baths. BREG 220071958 Call Michael Montes 949.683.0498



Live in Downtown Fort Myers!

Ask About The Dean Apartments for Lease

1 Bedroom Units Starting at \$1,200 per month. 949.683.0498

10 Minute Bike Ride to Downtown Ft. Myers

Just \$224,995

Come and live in the waling district of Fort Myers. Located conveniently close to Allen Park Elementary and downtown Fort Myers. About a 10 min bike ride downtown with never having to ride on a main road. This home has it all, a former 3 bed home that was updated to a 2 bed giving the master his and her closets, a large master bathroom and enough space to feel like a true master, all in a beautiful finish. Upgrades also include a remodeled kitchen overlooking the living room, and a breakfast area off kitchen, and a formal dining space, or a office space depending how you use it, come and see this beautiful home before it is gone. Michael Montes 949.683.0498



\$238,900 IN PRESTIGIOUS
LEXINGTON COUNTRY CLUB
2BR 2BA 1,314 SF BREG 220053061
Call Michael Montes 949.683.0498



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with the perfect furniture and décor.
Call Amy for a consultation today...
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Beautiful Bonita Springs Condo **WOW... \$259,000**

1,660 sf in Sorento. This 3 bedrooms plus a den & 2 bath has all the space you could want.
Perfect for your first home, vacation home, or to retire in. It was a former model for the
development so expect designer quality. Call Michael Montes 949.683.0498



Michael Montes & Barclays Real Estate Group

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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 see everything currently available and allow you to watch the market. 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 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 sellers net sheet. Let's get it SOLD!!!

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

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2147 First Street
Fort Myers, FL 33901
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