



# The Gulf *Floridian*

*Waterfront*  
Homes Edition

Southwest Florida Property Guide



## **INSIDE:**

- Restaurant & Bar Recommendations
- Details About This Home
- Featured Area Properties

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**MICHAEL MONTES**  
**949.683.0498**  
**BARCLAYS REAL ESTATE GROUP**

# Featured Cover Home

## Direct Sailboat Access!

**\$2,800,000 • 4,779SF • 5BR + DEN • 3BA & 2 1/2BA**

SWFL living at it's BEST. Rear South Facing / Intersecting Canal / Direct Access to Gulf / NO Bridges! Composite Dock w/ a 15K boat lift & a separate dual Jet ski lift. Both on Gem Remote controls. Captains Walk & 10 x 10 Tiki hut to watch the sun rise & set. Custom Tropical Pool Package w/ Water Falls, Lazy River, Swim up Seated Bar w/ Tiki Cover. Themed Game room w/ Wet Bar & 1/2 bath. 2 guest bedrooms. 2nd FLOOR: 9 Seat Custom Theatre Room. Wet Bar w/ Lighted Onyx Bar Top, Refrigerator, Ice Maker, & Wine Refrigerator. Office w/custom cabinetry & balcony. 2 addt'l guest bedrooms & bath. Full Electronics Closet. South Facing / Intersecting Canal / Direct Access to Gulf / NO Bridges! Composite Dock w/ a 15K boat lift & a separate dual Jet ski lift. ML# 222025251 CALL MICHAEL MONTES 949.683.0498



We Have Over 500 Waterfront Pool Homes Listed in Our SW FL Region - Let Me Find Yours!  
Sign up for a list of these homes at [www.MikeMontes.com](http://www.MikeMontes.com) today. I Want to be Your Agent!

# Wow! Gulf Access Pool Home

**1,336SF • \$579,900 • 3BR/2BA**

IMMACULATE GULF ACCESS POOL HOME- WELCOME TO SUNNY FLORIDA!!! THIS HOME FEATURES 2 CAR GARAGE, REMODELED MOVE IN READY! NEW ROOF, NEW SOLAR PANELS - LCEC BILL APROX \$36/MO, NEW REMODELED BATHROOMS, NEW AC, NEW GUTTERS, NEW SHEDS FOR EXTRA STORAGE, NEW SEPTIC WITH SMART SYSTEM, NEW DOCK, 7K LBS BOAT LIFT WITH DIRECT ACCESS NO BRIDGES TO CALOOSAHATCHEE RIVER, INTER-COASTAL WATERWAYS AND THE GULF. BEAUTIFUL LANDSCAPE AND FRUIT TREES, PERGOLA & FIRE PIT, OUTDOOR SHOWER & 30 AMP RV PLUG IN GARAGE. DISCOVER OUR HIDDEN GEM "YACHT CLUB COLONY" BOATERS COMMUNITY, VOLUNTARY HOA \$150/YR., 7 ACRE WATERFRONT RIVER VIEW PARK, OUR PRIVATE BOAT RAMP, COVERED PAVILION AND NATURE TRAILS. SCHEDULE YOUR SHOWING TODAY AND HAPPY SHOPPING! ML# 222032244 CALL MICHAEL 949.683.0498



## The Best Deal at Fort Myers Beach!

**\$850,000 CHECK THE COMPARABLE SALES!**

A BOATERS DREAM\*\*DIRECT GULF ACCESS WITH 100 FEET OF DOCKAGE\* Buy the boat(s) you want, don't compromise! This home has unique dockage that you couldn't recreate that is grandfathered in!!! This home is located in the ABSOLUTELY GORGEOUS hidden gem "Palm Isles" and is surrounded by multi million dollar homes! The community is perfectly situated right before where the beach traffic starts... And is only 1.5 miles from the North end of Fort Myers Beach which is where most of the restaurants/shopping is located. Imagine a short 10 minute boat ride at low wake speed (3 minutes by car, 7 minutes by bike) to Dock Ford's Restaurant, the back bay of the beach, the marinas, fuel, and a dozen more waterfront restaurants. Beat the traffic to the beach by taking your boat and arrive in style! The house backs up to the Estero Bay Wildlife Preserve and the Florida Blue Water kayak and canoe trail system is right in your backyard. You wont run out of things to do here! Sit out on your dock and soak in the tranquility surrounding you while you watch the Dolphins, Manatees, Sea Otters, Sheepshead, Tarpon and more!!! ML# 222032899 CALL MICHAEL 949.683.0498



# Fort Myers Waterfront

## 2 Lifts & a Boat Launch! • \$689,900

Unique Adorable 2/2 Bungalow on the Ten Mile Canal. Direct Gulf Access, no bridges. 5 minutes and you in Lovers Key swimming with the dolphins and manatees! This home has its own private boat ramp with slip to take your own boat in and out of the water. Home has a seawall wall, but in need of repair. Boat dock is a 10,000 lb boat lift and 4,500 lb lift for 2 jet ski/wave runners. There is an extra outbuilding being used as a storage shed. Large lot that is completely fenced with gate. Near everything, Airport, Coconut Point Mall, and FGCU. Short Drive to Bonita Springs, Naples or to surrounding beaches. Must see to appreciate.

MLS #222023372 CALL MICHAEL 949.683.0498



# Waterfront Downtown F.M. at Oasis

## \$550,000 • 1,808SF • 4BR/2.5BA

Just imagine waking up to these views every day!! Beautiful water views from every room! This 4 bedroom 2.5 bath contemporary condo allows you to watch the sunrise while having your morning coffee from your balcony looking up River and then later, enjoy your afternoon beverage of choice while watching the sunset off of your western facing lanai which overlooks the Riverfront and Downtown Fort Myers Skyline. Floor to ceiling impact glass doors and windows allows for lots of natural light. There's even a water view over the jacuzzi tub in the master bath! This modern, upscale property has Resort Style Amenities including a beautiful pool, spa, sauna, state of the art fitness center, tennis courts, game room with billiards table, club room overlooking the pool with catering kitchen, outdoor grilling area and dog park. All of this luxury is located just minutes from the vibrant, Downtown Fort Myers River District with its monthly Art Walk, Music Walk, festivals and street parties with free seasonal trolley service. Public boat ramp is right next door. Second parking space available for additional fee. What are you waiting for? Make your dream of Florida waterfront lifestyle begin now!

MLS#222020248 CALL MICHAEL 949.683.0498



# Amazing Water Views for Miles!

## Complete Remodel • \$1,200,000

This is the one. Almost 1900sf 4 bedrooms 3 baths. 2 dedicated parking spots. You wont find any condo this nice.  
Call Michael Montes 949.683.0498



# Cape Coral Waterfront Pool Home

## \$865,000 • Michael Montes 949.683.0498

This is the dream home you have been waiting for. Now is your chance to live the SW Florida lifestyle. This amazing home has a lot to offer. You will notice the beautiful pavers leading to the grand entrance. Soaring ceilings, delightfully decorated with a relaxing view of the POOL and GULF ACCESS canal. Meticulously maintained, this home exudes quality and taste. The outdoor living area is absolutely breathtaking. Fish off your new boat dock or take the boat out for a ride. The expansive lanai has plenty of room for outdoor entertaining and a large pool perfect for family barbeques or relaxing with your favorite beverage overlooking the tranquil water views. The home has city water and sewer with assessments paid. Located close to fine dining restaurants, bars, shops and just minutes to Fort Myers. It's time to indulge because you deserve it. A gorgeous home and A perfect year round weather is the lifestyle people only dream about and now is your chance to make it a reality. MLS# 222039064



# Hard to Find Lindsford Home

**\$499,900 • 2,230sf • 3BR/2.5BA**

2230SF Amazing 2-story home with 3 BR, Loft area and 2.5 baths. Large entry foyer with recessed lighting entering into the open floor plan with upgraded granite kitchen counters, large extra deep sink, upgraded faucet, S/S appliances, loads of cabinet, pantry space and breakfast counter. Great room has new laminate flooring for ease of maintenance, triple slider to screened lanai for added living space. Much room to expand your lanai overlooking the canal. Durable laminate stairway finishes to the loft upstairs make routine cleaning easy. Loft is open with new laminate flooring and plenty of light. Master suite features tray ceiling and bath with soaking tub, separate shower, DBL sinks and large two sink counter. MLS# 222018864 CALL MICHAEL 949.683.0498



# Brand New Modern Cape Coral Home

**\$475,000 • 4BR/2BA • Michael Montes 949.683.0498**

STUNNING NEW CONSTRUCTION CORNER HOME with UPGRADES GALORE! A split floor plan with 8ft doors and 12 Ft Ceilings. This BEAUTIFUL AND BRAND NEW home features 4 bedrooms and 2 bathrooms. It includes a spacious kitchen with waterfall quartz counter tops, high gloss white acrylic cabinets, plenty of storage, built in trash and recycle drawer, wall oven and microwave, dishwasher, ceramic glass cook-top and too many upgrades to mention. The living area leads out to the lanai where it can easily be converted into a wonderful summer outdoor kitchen by adding a grill to enjoy the Florida lifestyle. Home includes tile throughout and quartz counter tops in bathrooms as well. Home has wonderful lighting and fixtures throughout. Garage has epoxy flooring. It is beautifully landscaped with sprinkler system and paved driveway. Convenient access to shopping, schools and restaurants. For your boating pleasure there are several public boat launches in the area. ML# 222012304



# Brand New Prima Luce Condo Tower

## Broken Ground, Ready Summer '24 • \$335k to \$1,970,000

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 floor plans. Call Michael Montes 949.683.0498



## Get On The Water or In Your Pool!

### \$774,000 • Brand New Roof

Listing price includes a brand-new roof! This home is in a great neighborhood, south of Cape Coral Parkway and features a circular driveway. Located on a sailboat access canal with western exposure for amazing sunsets. The house feels larger than the square footage indicates. There is a large great room with soaring ceilings and sliders to the lanai. The kitchen has been remodeled and features white cabinets with soft close drawers and hinges. The windows have been replaced with impact windows and there are roll down shutters to cover the lanai. Both bathrooms have been upgraded with new cabinetry and the same beautiful granite as in the kitchen. You can access the lanai from one of three sliders. There is a large under truss lanai and a sparkling swimming pool. The home is spotlessly clean and ready for a new owner. MLS#222029893 949.683.0498





When Rosy Tomorrows Heritage Farm was founded in 2013, the very first relationship we had was with the land. We invested time and energy into the soil and trusted it with our first herd of longhorn cattle. Our relationship grew as we slowly started our gardens, nurturing the tiniest Everglades tomatoes and heirloom vegetables. And as the farm has grown, we've been careful stewards of the land and brought its bounty to our members and farm friends through our restaurant. [www.rosy-tomorrows.com](http://www.rosy-tomorrows.com) Farm to Table A Dining Experience!  
8250 Nalle Grade Rd, North Fort Myers, Florida 33917 (239) 567-6000

## 2.27 Acres in Naples **\$979,000** CALL MICHAEL 949.683.0498

This is the multi-generational retreat your family has been looking for! The main house contains 4 bedrooms AND a private office with its own entrance from the outside for your at-home business. The solar heated pool separates the main house from the over 700 square ft in-law suite. This is a complete house which features tile throughout, a full kitchen, living room, bathroom, bedroom and a screened lanai! Practice your skills at your private shooting range. You'll also enjoy your very own 18 ft deep pond that can be stocked with fish. Relax at the end of a long day around the fire pit with the whole fam! This private retreat is fenced and has an automatic gate to enter into. Built in speakers and surround sound system all convey. A generator is also on site for your potential time of need. There are 2 sheds to help house all of your big boy (or girl) toys! ML# 222038284



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# 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](http://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](http://barluminaryhotel.com)
3. **Baleen 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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://freshcatchbistro.com)
14. **Rosy Tomorrows Heritage Farms** in North Fort Myers. DO NOT MISS THIS ONE ITS MY NEW FAVORITE... It is farm to table with an amazing wine list and outstanding service but no matter the season you have to make reservations Thurs. thru Sun. [rosy-tomorrows.com](http://rosy-tomorrows.com) (239) 567-6000 8250

# You Gotta See This Waterfront Gem!

**\$850,000 • 2,100+sf • Direct Access to Open Water**

This beautiful waterfront custom built home comprises over 2,100 square feet of living space under air with additional outdoor living areas. Featuring four bedrooms, 2 and a half bathrooms. The master suite bathroom features a separate tub and shower, a walk-in closet. The large tropical outdoor areas with Southern Exposure that bring you down to the water and the concrete dock where you can relax and watch the fish jump. This Wonderful home with direct access to the Gulf of Mexico (no bridges) and beyond, and is a short drive to stores, restaurants, businesses, this home has it all. ML# 222028456 CALL MICHAEL 949.683.0498



## McGregor Corridor Built in 2017

**\$1,350,000 • 2,800sf • 4BR/3.5BA • 3 Car Garage**

French Oak hardwood floors in the bedrooms, tile throughout, crown molding, oversized 3-car garage, ADT alarm system, transfer switch for generator, impact sliders, windows and front door, surround sound speakers throughout and the lanai are just a few to mention. A spacious foyer leads through archways into the open concept floor plan with 4 bedrooms and 3.5 baths. The expansive kitchen features an upgraded island, walk in custom built pantry, subway tile back splash and soft close cabinets & drawers. The spacious master bedroom offers complete privacy and has custom built closets. This unique floor plan also offers a flex-space room that connects to one of the bedrooms perfect for an in-law suite, playroom, office or work out area. Step outback to the custom outdoor kitchen and relax by the resort style salt water heated pool/spa with southern exposure. There is an oversized storage building large enough to hold an ATV, water toys, etc with industrial shelving. This is your opportunity to own a pristine home between McGregor Blvd and the Caloosahatchee River on a quiet dead end street.

ML# 222038203 CALL MICHAEL MONTES 949.683.04984



# Amazing Deal on the Water

**\$899,000 • 3BR/3BA • 95FT Seawall**

Yacht water waiting for you to build your dream home on. Palmetto Point lot with 95 feet of seawall prime direct access for your yacht. Every home in this sought after 33908 development is on the water. This pool home has a waterfront view from both front and back of home. Ducks and turtles out front with tarpon and snook out back. Amazing high ceilings with exposed beams give this house a ton of character. The master suite is loft style and the fabulous staircase leading up compliments the cool vibe of the house. An open pool and spa that overlook the water with plenty of room for entertaining. There are 3 bedrooms and 3 full baths. An inside laundry room with a massive amount of storage. It is a small private enclave of only 137 homes. It is known for having deep and wide canals with great direct gulf access. It is surrounded by preserve land giving it that tucked away feeling yet right off McGregor. ML# 222000628 CALL MICHAEL MONTES 949.683.0498



# Affordable Condo Is On The Water!

**\$499,900 • 3BR/2BA • Waterfront Views!**

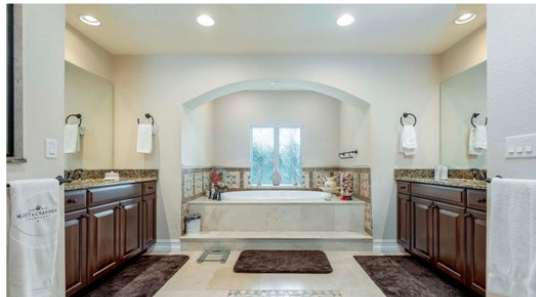
Hurry HOME! You will never want to leave this uncommon 3 BEDROOM, 2 FULL BATH, sun-kissed, lovingly maintained charmer with inspiring WATERFRONT views! Get on your boat (up to 30') and head out to THE GULF OF MEXICO and sugar sand BEACHES! Just a HALF MILE and 6 MINUTES OUT TO THE RIVER! This is one of the most SOUGHT AFTER LOCATIONS in all of Cape Coral and on a CUL DE SAC for extra PRIVACY. Walk in and enjoy the beachy, LUXURY VINYL PLANK TILE FLOORING beneath your FURNISHED, TURN KEY happy place! The recently updated, gorgeous kitchen boasts durable QUARTZ COUNTERTOPS, Whirlpool STAINLESS STEEL APPLIANCES with upscale, soft close WHITE KITCHEN CABINETS AND DRAWERS with an OCEAN BLUE TILE BACKSPLASH and NEW CANLESS RECESSED LIGHTING. 1426SF...ML# 222039070 CALL MICHAEL MONTES 949.683.0498



# 1/3 of an Acre Waterfront!

**\$1,999,999 • 4,394SF • 5BR/4BA**

This Sailboat Access property located on an over sized triple lot featuring 120 feet of water frontage in the heart of Cape Coral just off Skyline Blvd south of Cape Coral Pkwy. The property is just shy of 4,500 square ft under air and offer 5 bedrooms (2 masters 1 up and 1 downstairs) and 4 bathrooms, plus a huge garage and the former garage has been converted into an amazingly spacious room that can be used in a variety of ways (entertaining area, home gym, game room etc, the possibilities are endless). The living room has a great view of the pool area and also has a fireplace. The property features Italian limestone marble as well as bamboo flooring upstairs. Solid wood cabinetry, granite counter tops and crown molding. The pool area is massive and features a rock water fall, an above ground hot tub, outdoor kitchen with built in BBQ. The 15,000 lbs boat lift also features a wrap around boat dock and canopy. ML# 222013771 CALL MICHAEL MONTES



**WANT TO BUILD YOUR OWN? We Have Lots of Lots for Sale!**  
**CALL FOR A LIST TODAY... MICHAEL 949.683.0498**

# OXBOW Fort Myers WATERFRONT DINING



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## TWO LOCATIONS:

1403 Cape Coral Pkwy E Cape Coral, FL (239) 347-3013

8880 Salrose Lane, Fort Myers, FL (239) 489-1111

At Two Meatballs you'll enjoy a traditional Italian menu, high-quality ingredients, and very generous portions. Our service is top-notch and our atmosphere is family-friendly.

# Reach a High Point at This Waterfront Condo

**\$989,000 • 2,258sf • 180° River Views!**

This is THE ONLY Historic River District condo with additional expanded private terraces and direct access to the BBQ and pool area. Unobstructed 180 degree river views and 12' ceilings. High Point Place has resort-inspired amenities including a heated pool and spa, a well-equipped fitness center, library and a community gathering room complete with catering kitchen & social events. Two community guest suites for guests. Laundry w/tub, 2 climate-controlled storage spaces & 1 secured garage parking space. Hurricane windows & sliders, concrete construction & 2019 Roof. Super pet friendly. This ONE-OF-A-KIND unit...ML# 222035805 CALL MICHAEL MONTES 949.683.0498



# Historic Downtown Fort Myers Home

**\$629,900 • 2,192sf • 5BR/2BA**

Historic home in the heart of Midtown a few blocks from Downtown Fort Myers River District ! This home has been beautifully renovated, while still maintaining some most unique historic details such as ornate windows, wood doors, and more. This home features 5 bedrooms, 2 full baths, laundry room, loft, and balcony. A perfect opportunity for short term rentals or your next home! This property stands in view of the Historic City Of Palms Park, and is within minutes of all the restaurants, festivals, shops and galleries of the Downtown core Fort Myers most popular downtown destinations. Development of the adopted Midtown plan is underway making this a great future investment. Midtown is Zoned for either residential or office use. ML# 222028677 CALL MICHAEL 949.683.0498



# Awesome Remodel On The Water

**\$759,000 • Pool & Lanai • New Aluminum Boat Lift**

Oversized patio and beautiful pool nestled under the lanai offering your own private oasis overlooking. Primary bedroom overlooks the pool area and offers an en suite bathroom with jaw dropping custom shower and x2 vanity w/quartz counters and fabulous finishes. Laundry room with utility sink. Split floor plan offers a Large living room with beautiful beam and large windows create a bright and inviting space you won't want to leave. Built in bar area in dining room allows for plenty of extra storage. Modern lighting and design leave nothing to do but move in and make it your own. The kitchen also overlooks the pool/canal. New 10k aluminum boat lift installed prior to closing. Roof new is 2020. ML# 222037416 CALL MICHAEL 949.683.0498



## Remodel - Waterfront w/Pool & Dock

**\$995,000 • 3BR/3BA • Must See, Call Michael 949.683.0498**



# Michael Montes & Barclays Real Estate Group

## Your Gateway To Southwest Florida Real Estate



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*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](mailto:Mike@MikeMontes.com), or visit [www.MikeMontes.com](http://www.MikeMontes.com) today for a list and to see some great videos of our area.

**BARCLAY'S**  
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