

THE GRANT GROUP

Mid-Year Report

Naples, Bonita Springs, Barefoot Beach, and Fort Myers Beach Areas

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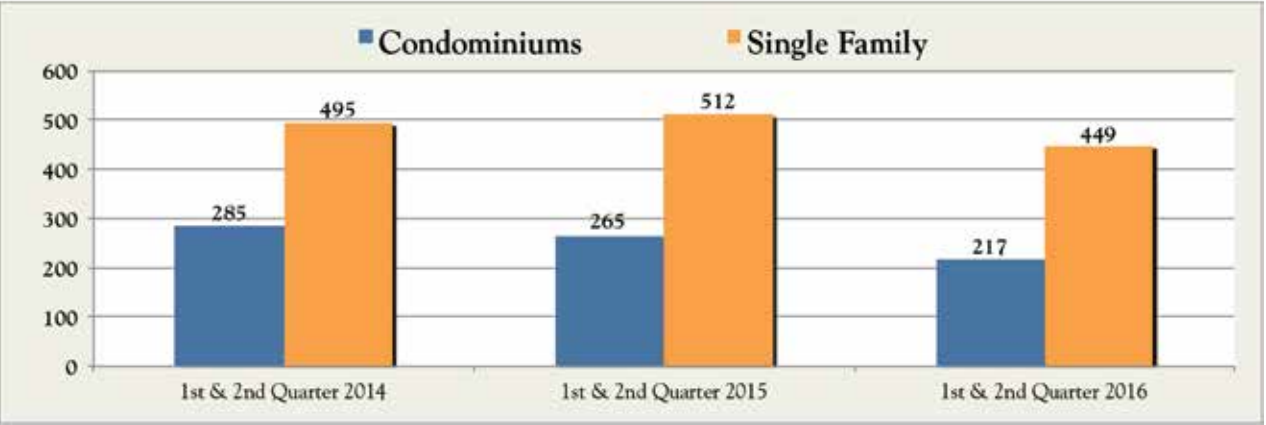
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Market Update

The ever resilient 2016 Naples/Bonita Springs real estate market continues to forge ahead despite considerable challenges. Global economic upheaval, Brexit, weak Canadian currency, domestic and international terrorism, election and interest rate concerns, plus a fluctuating stock market, created a threatening sales gauntlet. After an exceptional 2015, overall real estate inventory spiked considerably in the first quarter of 2016—up 33 percent from 4,253 homes in 2015, to 5,651 (2016). The largest inventory jump was for condos listed between \$1-2 million, which increased 61 percent. Condos listed between \$100,000 and \$300,000 were up 33 percent. Pending sales were off 23 percent. Closed sales fell in all areas except North Naples which was up 8 percent. The fluctuating stock market hurt 1st quarter sales. The effect of seesawing equities on real estate is even more pronounced in Southwest Florida. In Naples, 49 percent of all single-family homes and condos are vacation homes or investments. Real estate purchases will slow down when investors become nervous regarding the economy, or if their portfolio becomes lighter. The 2nd quarter showed improvement with total sales off 14 percent and pending sales down 11 percent. Condo sales were down 19 percent from the 2nd quarter of 2015, while condo inventory was up 48 percent. Total listings were up 35 percent. As of July, total inventory was at 4,800 homes compared to a record low the previous July (2015) of 3,518 homes. 627 homes sold in July—about 100 fewer than last year. Pending sales fell dramatically (25 percent) in July. The good news—despite a 36 percent jump in inventory, prices continued to climb. Another bright spot—as of June 30th, overall housing starts (single-family, townhouse, condos) have gone up 20 consecutive quarters. For the year ending June 30th, overall starts are up 30 percent over the prior 12-month period. Statewide home sales were down 8 percent with condos down 11.5 percent, but the median Florida home price rose 11.6 percent. It's important to remember 2016 sales are measured against 2015—the strongest year since 2005. Here at the Grant Group, after an extremely busy August, with \$10 million in pending contracts, we are anticipating a strong finish for 2016. ■

Luxury Market Sales

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On average, Coldwell Banker Previews International handles \$133 million in luxury home sales every day!



A Taxing Situation ...

• Collier County

According to preliminary numbers, the percentage growth of Collier County's Just and Taxable values is up by double digits. If the millage rate stays the same then property taxes will increase. Collier County property appraiser, Abe Skinner, stated that countywide fair market values increased a total of 12.7 percent in 2016 to approximately

\$102.1 billion from \$91 billion in 2015—this included the value of new construction. Though the increase is impressive, property values are still slightly down from the highest high in 2007—when values hit \$108 billion. The low was 2012 at \$70 billion. Final valuations will be made by October 1st

• Lee County

The estimated tax rate for Lee County property owners is expected to fall. Appraised values increased a dramatic 8.51 percent overall, which is more than the 7.8 percent increase county officials used earlier this year while developing a budget that would cut

taxes by 10 cents per thousand dollars of assessed value. Bonita Springs values increased 10.28 percent (original estimate 8.46 percent) and Estero increased 7.71 percent (original estimate 5.58 percent).

Tourism Slightly Down This Season

The state of Florida saw record visitation for the first six months of the year. The state's tourism was up 4.3 percent compared with the same period last year. Collier Co. visitation was down 3 percent for the first six months of the year. Visitors numbered 57.4 million vs. 54.1 million during the first half of 2015. Tourism related jobs are up 4 percent to 1.2 million jobs. Tourism was down 3.8 percent over the year in January and February and 2.1 percent in March. By percentage, the largest drop was seen in visitors from the Northeast (12.4 percent fewer than last year) with the Midwest and Canada seeing large decreases also. Factors cited as

contributing to the decrease include warmer weather up north, an exceptionally rainy and cool season locally, and, in the case of Canadian visitors, the strength of the U. S. dollar. Last year was a record year for tourism so, even with numbers down, our tourism remains strong. Spending was still up by almost 1 percent, reaching \$425.5 million, due largely in part to hotel and rental rate increases. The decrease in tourism can be seen in other markets across the state, with the Florida Keys down 8.2 percent, Fort Myers down 5.3 percent, and Fort Lauderdale down 5.5 percent for the first two months of the year.

Real Estate Inequality

Collier and Lee Counties saw encouraging trends related to foreclosure numbers and home equity values. Adding more gusto to these positive trends, Southwest Florida's share of seriously underwater homes shrank during the first quarter over the year while homes classified as equity-rich grew. Southwest Florida has an above-average number of both underwater homes and equity-rich homes, illustrating the extremes our market has gone through in the past ten years. In the first quarter, 13 percent of Collier County's homes were underwater (a loan-to-value ratio of 125 percent or more) compared to 16 percent from the first quarter of

2015. In Lee, 18 percent of mortgaged homes were underwater compared to 24 percent in the prior-year quarter. On the opposite end of the spectrum, Collier and Lee homes that are equity-rich (a loan-to-value ratio of less than 50 percent) grew over the year and also beat the national average. In Collier, 31 percent of all mortgaged homes were equity-rich in the first quarter compared to 26 percent in the prior-year quarter and, in Lee, 29 percent were equity-rich compared to 23 percent the prior-year quarter. Nationally, the average of equity-rich properties is 22 percent. ■

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FOR SALE

FDIC

The Silver Lining

Just a few months ago, there was a concern that low mortgage rates were a thing of the past. Most experts were predicting rates would rise throughout the year, especially after the Federal Reserve's rate hike this past December. Loan rates did not increase—instead

they have fallen to nearly record low levels, fueled by a global economy that lurches from one crisis to the next. Freddie Mac (the government-backed mortgage backer) now predicts rates will not rise above 3.6 percent this year and maybe 4 percent in 2017.

We Will Miss You!


Canadians make up the largest proportion of international buyers in Southwest Florida. According to the Naples Area Board of Realtors (NABOR), about seven of every ten international buyers are Canadian. Of all the Canadian real estate purchases in the United States, 41 percent are in the Sunshine State (Florida).

22 percent of all residential real estate purchases in the U.S. by foreign buyers occur in Florida. With the exchange rate at 73 cents for every U.S. dollar, it makes sense that Canadians would consider selling their Florida home, especially with rising home prices.

Collier and Lee County Jobless Rate Dips

The Naples area added 3,900 jobs in the private sector over the year in June, according to a monthly report released by the Florida Department of Economic Opportunity. The industries making the most significant gains year-over-year were trade, transportation and utilities, and leisure and hospitality, each adding 1,200 new jobs over the past year. The retail trade was


close behind with 900 jobs added for the year. Construction and manufacturing saw impressive gains as well—the area had the third fastest annual job growth rate in manufacturing of all metros in the state in June at 5.9 percent. In May, unemployment was at an impressive 4 percent in both Lee and Collier Counties.



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Weathering the Storm (Insurance)

Florida's lucky streak of dodging hurricanes is helping a key state fund reach its best financial shape in the two decades it has been in place. The state created fund, known as the Florida Hurricane Catastrophe Fund, should have over \$17.4 billion available for this hurricane season. The fund was

created after Hurricane Andrew in 1992. This marks the first time ever the fund has more money than it would likely need to pay out a major storm(s) event. Knock on wood! There should be plenty in the fund for any damage caused by Hurricane Matthew.

VANDERBILT BEACH/NAPLES

Vanderbilt Beach Update

Vanderbilt Beach area sales have slowed a bit in the first two quarters of 2016 with 13 single-family home sales, compared to 17 the first two quarters of 2015, and 56 condo sales compared to 67 the same period last year. **This is a 23.53 percent decrease for single-family homes and a 16.42 percent decrease for condos.** Prices, however, have risen

with an average single-family home sale price of \$2,250,038 the first two quarters of the year compared to \$1,649,235 the same period last year—a **36.43 percent increase.** The average sale price for condos rose 6.69 percent from \$804,513 to \$864,674. Inventory remains tight in the area, driving prices up as buyers compete for a smaller supply of available homes. ■

Naples/Vanderbilt— Even More Beautiful

Collier County Commissioners recently revived an extensive and expensive plan to beautify and maintain road medians. Collier tax payers will face a \$148 million landscape median tab over the next twenty years. The newly-revived program laid dormant since commissioners deemed it too expensive during the recession. The plan would add 51 miles of new and landscaped medians to 100 miles of road medians—backers say this impresses tourists and improves property values. The initial concentration of the improvements will be in East and South Naples. In addition to beautifying road

medians, Collier County will see a new walking and biking path installed along a stretch of Vanderbilt Drive in North Naples. The 10-foot-wide path will replace the current sidewalk and will run a 4-mile span between 111th Avenue and Bonita Beach Road. The project is scheduled to start late September, when county engineers plan to replace two bridges along the same section of Vanderbilt Drive. Taxpayers will pay about half of the walking path project's \$2.3 million cost. **Work on both the bridges and walking path is expected to wrap up in the spring.** ■

Naples Tops the Charts!

2016 has been a year of many accolades for Naples! According to financial news and opinion website 24/7 Wall St, **Naples is the 20th fastest growing city in America.** The metro area's population rose by more than 10.7 percent during the past years. The website's article attributes Naples' unusually high growth rate to its status as a retirement destination. SmartAsset, a New York financial services company, would agree with that statement, as their

recently-released report says **Naples is ranked the number one place to retire in Florida and is third in the country.** The study rated 4,700 U.S. cities by their tax friendliness, recreational and social opportunities for seniors, and availability of medical care. Readers of USA TODAY'S 10Best travel section voted Naples as the number one Best Destination for Luxury Travelers and number nine on the list of Best Small Town Food Scenes in the U.S. ■

New Luxury High-Rise

A developer named Tony Fortino has announced detailed plans for a luxury modern high-rise just outside of downtown Naples. The nine-story building, named Trio, will have 24 residential condominiums overtop shops and restaurants, all with access to an 8,000 square foot members-only exclusive rooftop sky club. The 112-foot-tall sleek concrete and glass tower will be at the corner of U.S. 41 and Davis Boulevard, in the Gateway

Triangle, an area long targeted for redevelopment. With nothing taller in front of Trio, which will face west, it will boast unobstructed views of the Gulf of Mexico and the Naples Bay. Prices range from \$850,000 for a one-bedroom with den to \$2.69 million for a three-bedroom penthouse. Construction on the project is expected to start in October with an expected completion date of December 2017. ■

Ultra-Private Custom Home on 10 Acres



Naples – Custom Home on 10 Acres

www.1825CatawbaSt.com

4 BED + DEN, 3.5 BATH • \$1,749,000

Barbara Leiti: 239-571-3410

This finely-appointed newer-designed and built home is secluded on 10 gated, ultra-private acres amid a lush landscape of mature oak, hollies, magnolias, and woods. Spacious, serene outdoor living is provided in the screened courtyard with covered and open sitting and dining areas, gardens, heated pool and spa, and views to the Western woods and sunsets. Inside this custom-built home you will find a generous open floor plan and the finest of finishes including tile and Brazilian Cherry wood flooring throughout, all granite counter tops, and Cypress-wood-paneled vaulted ceilings. Master suite includes oversized His & Hers walk-in closets, a spa-like master bath with BainUltra air tub, oversized walk-in shower with dual shower heads, and private entry to a separate screened courtyard/garden space. **This residence offers a rare opportunity to live in a fine custom-built home with 10 lush acres as the backdrop.** ■



Breakwater at Pelican Bay - End Unit

www.837SailawayLn204.com

3 BED, 2.5 BATH • \$709,000

Paul Leck: 239-304-6969



Princeton Place- Rarely-Available End Unit

320 Horse Creek Dr #408

2 BED, 2 BATH • \$489,000

Doug Grant: 239-860-0005



Princeton Place - Rarely-Available End Unit

www.320HorseCreekDr401.com

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Doug Grant: 239-860-0005



Tarpon Cove - Gorgeous Villa with Private Pool

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Craig Palmer: 239-450-7999



Golden Gate Estates

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Barbara Leiti: 239-571-3410



Golden Gate Estates

5460 Hawthorn Woods Way

3 BED, 2 BATH • \$425,000

Barbara Leiti: 239-571-3410

GOLF COMMUNITIES

Audubon Golf & Country Club

Audubon Golf & Country Club had a fantastic start to the year with 21 single-family home sales the first two quarters of 2016 compared to only 10 single-family home sales the first two quarters of 2015—an incredible 110 percent increase. Audubon saw more sales in the first two quarters of 2016 than it did all of 2015 (21 compared to 20). Prices remained stable with an average sale price of \$971,976 the first two quarters of 2016 compared to \$966,250 the first two quarters of 2015. After upgrading their community pool, poolside dining area, and both entrances, Audubon recently completed an additional \$7 million renovation to the clubhouse, fitness room, and two interior dining rooms. ■

Golf Shorts

- In May of this year, The Ronto Group's new 26-floor, 120-unit **Seaglass at Bonita Bay** reported it had processed binding contracts and pending transactions totaling more than \$90 million. The Bonita Bay Club has likely contributed to Seaglass's popularity, as it was recently-recognized as one of the 10 healthiest club in America by Prevo Health Solutions.
- Construction for WCI's new 21-story luxury tower, **Altaira**, located in the Bonita Springs **Colony Golf & Bay Club**, is on track for a spring 2017 delivery. Residents will enjoy floor-to ceiling views of the Colony's championship golf course, Estero Bay, and the Gulf of Mexico beyond.
- Stock Development's **Quail West** processed 31 binding and five pending new home and home site contracts worth a total of \$58.6 million between January 1 and July 31, 2016. Stock Development

was recently recognized as the **Best Residential Builder** in *Gulfshore Business Magazine's* 2016 Best of Business Awards.

- North Naples' **Talis Park**, developed by Kitson & Partners, reported that 23 homesite sales and 41 new construction contracts worth more than \$50.7 million were processed during the first six months of the year.
- For the third consecutive year, **London Bay** homes has sold nearly all model homes introduced at the start of season in **Mediterra** – Naples' nine-time Community of the Year.
- **Mystique**, the first ultra-luxury high-rise to be built in **Pelican Bay** in over a decade, is a 21-story Gulf view tower located between the **Ritz-Carlton** and **Port Royal**. Construction is expected to be completed mid-2018. ■



Bonita Bay's Finest Custom Estate Home

www.3351CreekviewDr.com

5 BED + DEN, 4.5 BATH • \$2,099,000

Doug Grant: 239-860-0005

Experience THE finest custom-built Bonita Bay home with breathtaking lake and golf course views. Jaw-dropping private courtyard with pool, spa, fountains, jasmine and bougainvillea-covered pergola, and myriad of seating areas with separate 1 bed 1 bath pool cabana/guest house. Inside this luxurious residence you will find soaring ceilings, rows of glass-paneled French doors for enhanced sunset views, extensive crown moulding/woodworking details, pristine travertine floors, hand-carved wood Italian lighting features, and Murano glass chandeliers. Ideal for guests and entertaining with nearly 11,000 square feet of indoor and outdoor living space, gourmet chef's kitchen, and four guest suites with oversized den. Multiple decks/lanais showcase delightful specimen tropical plants & trees. Truly unique and precious estate home. ■



Bonita Bay

26181 Woodlyn Dr.

4 BED, 4.5 BATH • \$3,087,825

Doug Grant: 239-860-0005



Shadow Wood at the Brooks

10089 Magnolia Bend

4 BED + DEN, 4.5 BATH • \$1,400,000

Doug Grant: 239-860-0005



The Colony at Pelican Landing

23610 Via Las Palmas

3 BED, 3 BATH • \$1,125,000

Steve Wiltgen: 239-565-4333



Audubon Golf & Country Club

759 Brentwood Pt.

3 BED + DEN, 3.5 BATH • \$999,000

Doug Grant: 239-860-0005



The Strand – Golf Course Views

www.5869RollingPinesDr.com

4 BED, 3.5 BATH • \$799,000

Doug Grant: 239-860-0005



Spanish Wells

28428 Sombrero Dr.

3 BED, 2 BATH • \$485,000

Doug Grant: 239-860-0005



Spanish Wells – Lakefront Home

www.28147RoboliniCt.com

3 BED, 2 BATH • \$459,900

Ray Ambroz: 239-860-1695



Lago Villaggio

5619 Lago Villaggio Way

3 BED + DEN, 2.5 BATH • \$419,000

Barbara Leiti: 239-571-3410



Legends Golf & Country Club

www.14500FarringtonWay205.com

2 BED, 2 BATH • \$219,900

Steve Wiltgen: 239-565-4333

BONITA SPRINGS/NORTH NAPLES

Bonita Renaissance

• Bonita Beach Road Transformation

In May, Toole Design Group, a planning, engineering, and landscape architecture firm headquartered in Maryland, presented the City Council with a plan to transform Bonita Beach Road from its “freeway-like” appearance to a “town-like” road, particularly near the

beach and downtown area. The plan includes roundabouts, separated bicycle lanes, and pedestrian-friendly streetscapes. Toole Design’s plan proposes five roundabouts, three in the Old 41 Road area and two near the beach, which they argue would help drivers save gasoline as vehicles

would be idling less, reduce pollution and noise levels, give pedestrians safer crossing, and drastically reduce the risk of accidents as cars will flow more steadily and at safer speeds. The proposal also includes landscaping upgrades along the corridor and the addition of bicycle

lanes. “As many of us know, the original comprehensive plan for Bonita Springs from the year 2000 had a vision that (Bonita) Beach Road should be a beautiful, commercial parkway,” said Deputy Mayor Peter O’Flinn. “This is a huge step, 16 years later, towards that.” ■

• Show Me The Money

Bonita City Council approved a tax increase on the city’s communication services tax (CST) and electrical franchise fee. Bonita Springs

will see the increase reflected in their utility, cable, and phone bills. The rate increases are expecting to bring in an additional \$1.33

million each year. These funds will help the city pay off debt quicker and free up money for major future projects including the overhauling

of Bonita Beach Road, making it safer, more efficient, and more attractive.

• Olde Bonita Boom

As the completion of Bonita Springs’ ambitious downtown redevelopment project nears, local business owners and developers are making plans to move into the revamped Old 41 Rd. corridor with various

projects. The city has made a sizeable investment of \$18.6 million in storm water drainage, parking, roundabouts, and road improvements. These investments are already paying dividends, according to city

officials. The city’s vision for a walkable and bikeable downtown artery has instilled confidence in numerous mixed use developments, many of which are either in the planning stage or under construction. There

are currently over 400 different dwellings in the planning stages, along with over 30,000 square feet of new commercial space, attracting new shops, art galleries, and restaurants.



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SALE PENDING

Little Hickory Shores in North Naples
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3 BED, 2.5 BATH • \$1,199,500
Doug Grant: 239-860-0005



COMING SOON!

Bayfront New Construction by Windover
254 6th St. and 258 6th St.
4 BED, 4.5 BATH • Price Upon Request
Doug Grant: 239-860-0005



Gated Community, Gulf Access
www.27588RiverReachDr.com
4 BED, 4.5 BATH • \$919,000
Ray Ambrozzy: 239-860-1695



The Bridgewater - Huge Bay Views & Glimpses of Gulf
www.4975BonitaBeachRd503.com
2 BED, 2 BATH • \$569,000
Craig Palmer: 239-450-7999



Bonita Village – Resort-Style Living Near Beach
www.3941KensWay1304.com
2 BED, 2 BATH • \$385,000
Doug Grant: 239-860-0005




Gulf Access, Private Double Lot
www.4031RitaLn.com
3 BED, 2 BATH • \$385,000
Ray Ambrozzy: 239-860-1695



Estero Bay Shores – Gulf Access Cottage
www.24575RedfishSt.com
2 BED, 1 BATH • \$339,000
Doug Grant: 239-860-0005



Bonita Shores - Charming Cottage One Mile to Beach
www.1902ndSt.com
2 BED, 2 BATH • \$299,000
Barb Goldsworthy: 239-825-1357



Bermuda Lago – Totally-Renovated Condo
www.28881BermudaLagoCt103.com
2 BED, 2 BATH • \$248,999
Carol Lukeman: 239-233-4323

BAREFOOT

Barefoot Beach Update

The residential community of Barefoot Beach is perfectly-situated between the sugar sand beaches of the Gulf of Mexico and the navigable back bays—making it a premier tropical getaway for beach and boating enthusiasts alike. Barefoot residents enjoy deeded beach access, gated and guarded entry, newly-paved streets, Collier County schools and services, and a perfect location near fine shopping and dining opportunities. The first two quarters of 2016 have seen a lull in Barefoot home sales with six sales compared to 15 in the same

period last year. The sales lull began in the last two quarters of 2015 which also saw only six home sales. Though the number of sales has decreased, the average sale price rose 18.47 percent from \$3,318,833 the first two quarters of 2015 to \$3,931,667 the first two quarters of 2016. The decreased number of sales is due to a lack of inventory, particularly on the Bayside, which represented 12 of the 21 Barefoot Beach home sales in 2015. If you are considering selling your Barefoot home, now is a fantastic time. ■

It's Okay to Wine A Little...

The Naples Winter Wine festival, the top charity wine auction in the U.S., has raised \$15.6 million for children's causes over the past eight years. The 2017 Southwest Florida Wine & Food Fest will be held February 24-25th at the Beach Club House at Miromar Lakes & Golf Club. Barefoot Beach's very own Debbie Toler, along with Christin Collins, have been appointed

as chairpersons for the 2017 Southwest Florida Wine & Food Fest. Ms. Toler is also a board member and trustee with SWFL Children's Charities Inc., the hosts of the Southwest Florida Wine & Food Fest, the most successful fundraising event in Lee County and one of the top-grossing wine fests in the country. ■



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4450 Bonita Beach Rd. Suite 13
Bonita Springs, Florida 34134
239.948.2515



Barefoot Beach - Luxurious Beachfront Estate

www.104DominicaLn.com
5 BED, 5.5 BATH • \$4,850,000
Doug Grant: 239-860-0005

Enjoy endless beach views from this 2014-constructed North Naples home by Windover Development. This 4,700+ square foot home offers a generous open floor plan built around endless Gulf views. Delight in the finest craftsmanship imaginable including concrete block construction with impact glass and automated shutters and screens. No details overlooked with a private elevator, wood-accented volume ceiling features, designer lighting features, zoned audio system, and programmable lighting system. Enjoy the best in beachfront entertainment in the outdoor kitchen with built-in grill, refrigerator, and spacious deck overlooking the ocean. Gourmet kitchen features a gas Wolf cooktop, granite and wood counter tops, hardwood flooring, stunning custom cabinetry, and breakfast nook. Each of the four spacious guest suites includes a private bath and private balcony. Top floor features extra large deck for spectacular sunset views. ■



Barefoot Beach - Newly-Constructed with Gulf Views

www.229BayfrontDr.com
3 BED + DEN, 4.5 BATH • \$2,695,000
Doug Grant: 239-860-0005



Barefoot Beach - Beautifully-Renovated Bayfront Home

Beautifully-renovated Bayfront home just a scenic 5-minute walk to the Gulf of Mexico with bay views from every room. Lush tropical landscaping provides an idyllic backdrop to the spacious outdoor entertainment area with a 50' Bayfront pool & spa with fountain, many open air & covered seating/dining areas including a private tiki hut, an outdoor summer kitchen with Viking outdoor grill, & fully walk around boat dock with upgraded 16,000 lb. lift (direct Gulf access in just minutes with no bridges). This newer-built home boasts pristine hardwood floors, soaring ceilings, extensive crown & decorative mouldings, custom lighting features, plantation shutters throughout, & gourmet chef's kitchen with the finest features and finishes. Also includes four car garage, two laundry rooms, and separate top floor leisure room perfect for entertaining or hosting guests/extended family. ■

BEACH

The Grant Group Recent Barefoot Beach Sales



Barefoot Beach

102 Dominica Ln.
\$4,895,000

Doug Grant: 239-860-0005



Southport On The Bay

218 Malibu Cv.
\$2,295,000

Doug Grant: 239-860-0005



Southport on the Bay

213 San Mateo Dr.
\$1,720,000

Doug Grant: 239-860-0005



Southport On The Bay

204 San Mateo Dr.
\$3,495,000

Doug Grant: 239-860-0005



Barefoot Beach

242 Barefoot Beach Blvd.
\$2,995,000

Doug Grant: 239-860-0005



Southport on the Bay

187 Topanga Dr.
\$1,199,000

Doug Grant: 239-860-0005



Barefoot Beach - Upgraded Home with Wide Bay Views

www.41SouthportCv.com

5 BED + DEN, 4.5 BATH • \$2,385,000

Doug Grant: 239-860-0005

Southport on the Bay home with breathtaking sunsets over the wide open bay. Located at the end of a quiet cul-de-sac in Barefoot Beach, a scenic 5-minute walk to the Gulf of Mexico. This completely-renovated residence boasts water views from every single room plus the finest finishes including all hardwood floors, all granite counters, private elevator, and all new solar-tinted and hurricane impact windows/sliders. Fantastic outdoor entertainment space with private pool and spa, multiple seating/dining areas, and private boat dock with lift (direct Gulf access in minutes with no bridges). A generous open floor plan seamlessly integrates the gourmet chef's kitchen with the adjacent dining room, living room with wood beam ceiling accent, additional seating area with fireplace, and the spacious bayside porch with stunning views. A private 2 bed 1 bath suite with its own living room, morning kitchen, and separate entry is ideal for hosting extended family/out of town guests. ■

www.191TopangaDr.com

4 BED + DEN, 4 BATH • \$1,799,000

Doug Grant: 239-860-0005

Lowest-priced Gulf access home in Barefoot Beach. Perfect for the boating/water enthusiast, this 3,000+ square foot home features 2 docks with lifts, private waterfront pool and spa, and a screen-enclosed entertainment deck with custom summer kitchen that is perfect for waterfront entertainment after a day on the boat. Enjoy an easy and scenic 15 minute boat ride to the Gulf with no bridges. Offers an open living room with teak ceiling accents, multiple waterfront balconies, and totally private executive master suite with private morning room/den and oversized walk-in closet/dressing room with seating areas and additional laundry area. Bring your boat and seamlessly live the Barefoot Beach waterfront lifestyle. ■



Barefoot Beach - Lowest-Priced Gulf Access Home in Barefoot



Barefoot Beach - Rarely-Available Villa, Walk to Beach!

www.170BarefootCir.com

3 BED, 3 BATH • \$795,000

Doug Grant: 239-860-0005

Rarely-available end unit in the Villas at Barefoot Beach. Located in Collier County's waterfront community of Barefoot Beach which boasts guarded entry, deeded beach access, lush-landscaped and paved roads, two community pools and spas, and nearby boat dockage available for separate rent or purchase. This unit is just steps to the beach and offers a two car garage with additional space for all the water toys and three separate screened-in decks overlooking the pool. Other features include an open kitchen with generous-sized breakfast bar, two guest suites each with an ensuite bath, and a roomy master suite with its own private balcony and separate sitting area that could be used as a private office. ■

BAREFOOT BEACH CLUB CONDOS

Barefoot Beach Club Condos

The highly-coveted Barefoot Beach Club condos offer several deeded beach access points, gated and guarded entry, two pools and spas, outdoor grills, fitness room, clubhouse, and a convenient location to the Club at Barefoot. The first two quarters of 2016 have been

remarkably strong for Barefoot condos with 13 units already sold compared to only 7 units sold in the first two quarters of 2015—an incredible 85.71 percent increase. The average sale price has risen an impressive 21.33 percent from \$837,714 for the first two quarters of 2015

to \$1,016,423 for the first two quarters of 2016. With 15 total condo sales in all of 2015 and 13 in the first two quarters of 2016 alone, the forecast continues to be bright for these beach and Bayfront condos. ■



Barefoot Beach - Beachfront End Unit

www.269BarefootBeachBlvd504.com
3 BED, 3 BATH • \$1,695,000
Doug Grant: 239-860-0005

Rarely-available 5th floor END UNIT with expansive Gulf views. This 3 bed 3 bath residence boasts panoramic water views from nearly every room including views of the Gulf, the shoreline all the way to Naples/Vanderbilt Beach, and the Back Bay through the Barefoot Beach Preserve Park. The unique positioning of this building allows you to delight in breathtaking views well beyond sunset as the beach and Back Bays are illuminated by the twinkling of Naples' Gulfshore Dr towers. Boasts Brazilian cherry floors in each bedroom, custom recessed lighting, and exceptional natural light from the extra windows available only in an end unit. Each of the 3 spa-like baths has been totally-renovated with new quartz and stone counters, new frameless glass shower enclosures, deluxe marbled tile, and all new fixtures. The extra spacious beachside lanai has been glassed in allowing you to enjoy the additional living space and picturesque views year round. ■

264 Barefoot Beach Blvd. #504
3 BED, 3 BATH • \$1,295,000
Doug Grant: 239-860-0005

Rarely-available 5th floor END UNIT with breathtaking water views from every single room. Delight in panoramic views of the bay from the living room, kitchen, and master suite, while enjoying an expansive Gulf view from the kitchen's breakfast nook, the guest suite, and den. ■



Barefoot Beach - End Unit with Bay and Gulf Views



Barefoot Beach - Lowest-Priced Beachfront Condo Available

www.269BarefootBeachBlvd503.com
3 BED, 2 BATH • \$1,239,000
Doug Grant: 239-860-0005

Lowest-priced beachfront condo in Barefoot Beach. This 5th floor beachfront condo offers breathtaking views of the Gulf, the shoreline all the way to Naples/Vanderbilt Beach, and the Back Bay through the Barefoot Beach Preserve Park. The unique positioning of this building grants spectacular views well beyond sunset. This 3 bed 2 bath residence boasts a stunning newly-renovated kitchen with granite counters, marble backsplash, raised panel cabinets, and fine appliances. The spacious beachside lanai has been glassed in allowing you to enjoy the extra living space and picturesque views year round. ■



Barefoot Beach Club

265 Barefoot Beach Blvd. PH #2
3 BED, 2 BATH • \$2,225,000
Doug Grant: 239-860-0005



Barefoot Beach Club

257 Barefoot Beach Blvd. #203
3 BED, 2 BATH • \$1,149,000
Doug Grant: 239-860-0005



Barefoot Beach Club

253 Barefoot Beach Blvd. #403
2 BED, 2 BATH • \$899,500
Doug Grant: 239-860-0005

Early Bird Special Prix Fixe Menu

2 FOR \$40

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- Choice of 2 entrees
- Choice of 1 dessert to share

Expires 11/30/2016

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BONITA BEACH

Little Hickory Island’s Fire Station Heating Up...

The Bonita Springs Fire Control & Rescue District will soon have a substation on Little Hickory Island. In May of this year, fire commissioners unanimously signed off on a 99-year lease at 26105 Hickory Blvd—an 850 square foot space that will house the district’s long-desired new fire station. The district has long-desired to build a station closer to Bonita’s beach communities, arguing that response times to the island are too long. The goal is to reach an emergency in less than 6 min-


utes, 85 percent of the time, according to district officials. In February, many Little Hickory Island residents urged the district not to build a station on a 1.3-acre site at Hickory and McLaughlin Boulevards. After the strong negative response from the community, commissioners decided to search for other options. The new fire station will have three firefighters and a rescue truck or small pumper vehicle. A nearby dock will make it possible for the district to launch its boat. ■



Announcing NCH Immediate Care! Family Medicine has never been this convenient in Bonita Springs. Now accepting new patients covering the healthcare needs of your entire family.

(NCH Immediate Care, Family Medicine, NCH Heart Institute, & Diagnostic Testing)
3302 Bonita Beach Rd. #170, Bonita Springs, FL 34134
Hours: Mon – Sat: 9 a.m. – 7 p.m. • Sun: Noon – 7 p.m.
239-624-1050

State-of-the-Art Direct Beachfront New Construction



Bonita Beach

www.27330HickoryBlvd.com
5 BED, 5.5 BATH • \$5,925,000
Doug Grant: 239-860-0005

Brand new direct beachfront home by Windover Development. This state-of-the-art 2016-built home includes concrete block construction, all hurricane impact doors/windows, Crestron home automation system, private elevator, oak floors, and quartz/granite counter tops throughout. Main living level features a generous open floor plan with gourmet chef’s kitchen, adjacent wine cellar, and spacious living and dining rooms all focused around the endless beach views. Living room flows seamlessly via fully-pocketing sliders to the elevated outdoor deck with dramatic infinity edge pool and spa, summer kitchen with built-in gas grill, and many dining/seating areas. There are two new beachfront homes by Windover Development to be completed at the end of the year. Call Doug at 239-860-0005 for exclusive details. ■

Coming to Market: Direct Beachfront New Construction

www.26796HickoryBlvd.com
5 BED, 4.5 BATH • Price Upon Request
Doug Grant: 239-860-0005

State-of-the-art newly-constructed direct beachfront home now available. This stunning contemporary residence redefines luxury beachfront living with the finest of features and finishes including solid walnut ceiling accent in the living room, all porcelain tile and hardwood floors throughout, private elevator, and Control 4 digital automation including security system with cameras, alarm, mobile door lock controls, and zoned lighting, music, and A/C control. Incredible gourmet chef’s kitchen features Quartzite counter tops and all Miele stainless steel appliances including double dishwashers, two subzero refrigerators with freezers, oven with steamer and warming tray, wine refrigerator, and separate ice maker. The main level has fully-pocketing impact sliders that allow for seamless indoor and outdoor living. Resort-style entertainment deck includes private pool and spa, sun shelf, and summer kitchen with gas grill and hood, two cooktop burners, and refrigerator. ■



Bonita Beach

Announcing Two Long-Awaited Homes in Solenzara on Bonita Beach!



Solenzara on Bonita Beach

Now announcing two long-awaited and rarely-available homes in Solenzara on Bonita Beach. Solenzara is a highly-desirable gated community on Little Hickory Island offering gated entry, lawn and landscaping maintenance included, brick-paved streets, and a prime location directly across the street from the sand and turquoise waters of the Gulf of Mexico. Each of these newer-built luxury residences offers over 4,800 square feet of living space including 4 bedrooms, a den, and 4.5 baths, 2 car garage, private elevator, and a private pool and spa. Both boast the finest interior finishes including marble and hardwood floors, all granite, quartz, and marble counter tops, all hurricane impact windows and doors, and gourmet chef’s kitchen. Lovers of the bay will enjoy www.25921HickoryBlvd1.com (\$2,795,000), which sits directly on the Bay and features panoramic water views including glimpses of the Gulf. For those who dream of Gulf views, www.25961HickoryBlvd2.com (\$2,150,000) offers spectacular views of the ocean. These rarely-available homes offer the space and feel of a single family home with the maintenance-free lifestyle of a condo, all just steps to the Gulf of Mexico with unbeatable water views. ■



Casa Bonita I - Totally-Renovated Beachfront

26000 Hickory Blvd. #701
2 BED, 2 BATH • \$739,500
Doug Grant: 239-860-0005



The Carolands - Bayfront Investment Opportunity

www.26979McLaughlinBlvd.com
5 BED, 3 BATH (DUPLEX) • \$749,900
Bryan Tipple: 239-248-4890



Seascape Condo

25800 Hickory Blvd. #304
2 BED, 2 BATH • \$679,000
Doug Grant: 239-860-0005

FORT MYERS BEACH

Fort Myers Beach Update

Fort Myers Beach sales have slowed a bit with 68 single family home sales the first two quarters of 2016 compared to 77 the first two quarters of 2015 (down 11.69 percent) and 144 condo sales compared to 179 (down 19.55 percent). The average sale price for condos rose 8.02 percent from \$368,927 the first two quarters of 2015 to \$398,499 the same period this year—tight inventory has caused prices to rise slightly in this segment. Fort Myers Beach single family homes, however, have seen a 4.63 percent decrease in average sale price from \$775,729 to \$739,791. The decrease is due to a low supply of direct beachfront homes on the market—the segment that commands the highest prices in the market. This creates ideal conditions for beachfront homeowners to bring their home on the market. ■

Direct Beachfront Custom Home with Rare Rental Opportunity

www.3104EsteroBlvd.com

6 BED, 6.5 BATH

\$4,195,000 • Doug Grant: 239-860-0005

2007 custom-built DIRECT BEACHFRONT home with the finest finishes and unbeatable Gulf views. This is a precious and rare property with two attached but TOTALLY INDEPENDENT luxury residences. EACH 3 bed 3.5 bath villa is nearly 3,000 square feet with ITS OWN private 2+ car garage, private elevator, and private beachfront entertainment area with its own pool, spa, and grilling area. Each side feels like a brand-new home with the finest of high end finishes. Enjoy panoramic Gulf views from nearly every room with the sand and the ocean as your backyard. This newer-built home offers unbeatable square footage, the highest-end finishes, and an incredible rental income opportunity, all with prime sandy beachfront as the backyard. ■



Luxurious Direct Beachfront Estate

Tuscany on the Gulf

www.8020EsteroBlvd.com

6 BED, 5 BATH • \$2,500,000

Doug Grant: 239-860-0005

Now announcing Tuscany on the Gulf. Lushly-landscaped and meticulously-manicured beachfront home on the desirable south end of Fort Myers Beach/Estero Island. Wide panoramic views of the Gulf of Mexico and the home's private sprawling Tuscan-style gardens. Incredible rental opportunity—offers rare CONFORMING lower level with 3 private bedrooms with private baths, full size second kitchen, and living room. Current owner has rented the lower level year round while still enjoying the privacy of the main levels of the home. Easy walk to the beach through the spectacular gardens—a masterful work of art with myriad seating areas, one-of-a-kind sculptures, and many rare tropical plants from around the world. ■



South Fort Myers Beach



Siesta Isles - Renovated Villa in Boating Community

www.12208SiestaDr.com

3 BED, 3 BATH • \$495,000

Craig Palmer: 239-450-7999



Sunset Condo - Direct Beachfront

6400 Estero Blvd. #1003

2 BED, 2 BATH • \$459,000

Doug Grant: 239-860-0005



Fort Myers Beach

3830 Estero Blvd.

4 BED, 3 BATH • \$2,600,000

Doug Grant: 239-860-0005



Fort Myers Beach

3810 Estero Blvd.

4 BED, 4 BATH • \$2,299,500

Doug Grant: 239-860-0005



Fort Myers Beach

3420 Estero Blvd.

3 BED, 2 BATH • \$1,995,000

Doug Grant: 239-860-0005



Fort Myers Beach

217 Egret St.

3 BED, 3 BATH • \$899,000

Doug Grant: 239-860-0005

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Attention Investors and Developers!



231 Dolphin Cove Ct., Bonita Springs, FL 34134

Rarely-available oversized GULF ACCESS WATERFRONT lot in the highly-desirable gated community of Dolphin Cove. Dolphin Cove is a low-density gated community located a 5 minute bike ride to the beach. This 132' x 128' oversized lot (.39 acres) offers fantastic water views and easy direct Gulf access in 10 minutes.

\$745,000 • Doug Grant 239-860-0005



7408 Radio Rd., Naples, FL 34104

Almost 6 acres available for condominium development • Great Naples location at a terrific price • Zoned as RPUD

\$695,000

Doug Grant: 239-860-0005



4268 & 4270 Tarpon Ave., Bonita Springs, FL 34134

Two rare 1/2 acre riverfront lots West of US-41 across from multi-million dollar estates. Only minutes to Bonita Beach by boat or bike. Gulf access (10,000 lb. boat lift installed). Cleared with central water and sewer connections. Available separately or together for the ultimate one acre riverfront new construction home.

\$649,000 & \$599,000 • Doug Grant: 239-860-0005



27675 Hickory Blvd., Bonita Springs, FL 34134

Bayfront lot with wide unobstructed views. Located directly across street from dedicated beach access. Includes permit-ready design for a 4000+ square foot home by R.G. Designs, Inc.

\$599,000

Doug Grant: 239-860-0005



10020 Bonita Beach Rd., Bonita Springs, FL 34134

Eight beautifully-treed residential Lots located 3 miles from the white sands of Barefoot Beach, Bonita Beach, and Lovers Key State Park. This listing consists of three parcels having a combined 1.27 acres zoned residential with the possibility to be rezoned to Commercial with support by the City of Bonita Springs.

\$497,500

Ray Ambrozy: 239-860-1695



4460-4470 Tarpon Ave., Bonita Springs, FL 34134

Great location West of US-41 for new waterfront custom homes. Most likely can be subdivided into 2 lots with proper engineering and City of Bonita Springs approval. Existing water and sewer connections.

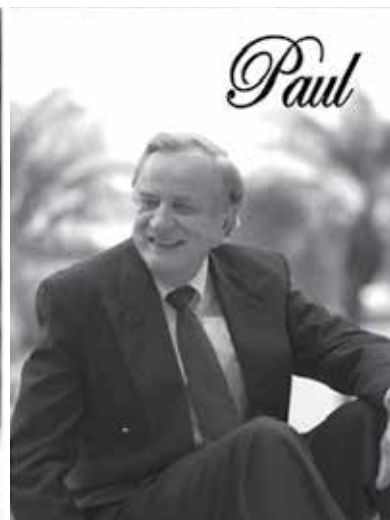
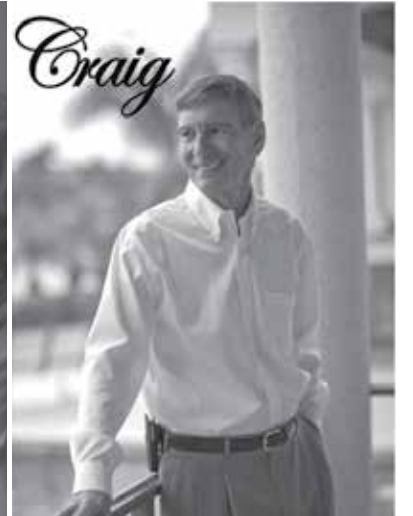
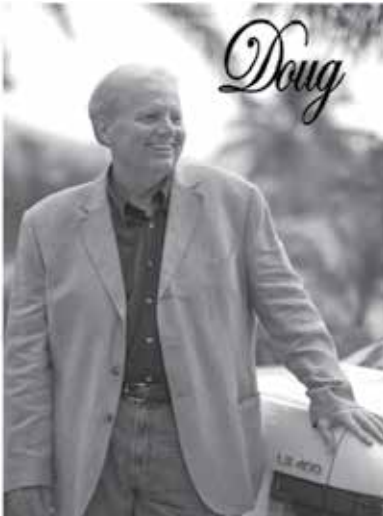
\$349,000

Ray Ambrozy: 239-860-1695

Other Great Opportunities Available:

8180 Estero Blvd., Fort Myers Beach, FL 33931	80' x 200' Beachfront Home Site	\$1,395,000	Doug Grant: 239-860-0005
4836 Esplanade St., Bonita Springs, FL 34134	97' x 150' Gulf Access West of US-41	\$559,000	Ray Ambrozy: 239-860-1695
220 West Ave., Bonita Springs, FL 34134	75' x 130' Bonita Shores / West of US-41	\$159,000	Barbara Goldsworthy: 239-825-1357

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