4001 Gulf Shore Boulevard N, #1102 Naples, FL 34103 Prepared by Dustin Beard, ABR, CRS, GRI

## 4001 Gulf Shore Boulevard N, #1102, Naples, FL, 34103



## Contents

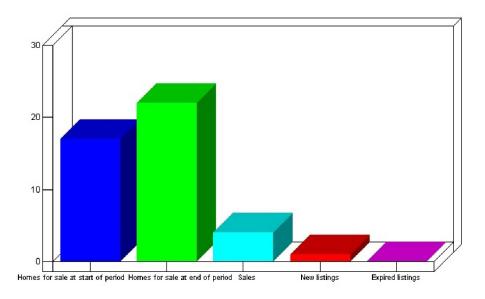
This Marketing service report is organized into the following sections:

- 1 Market Update
- 2 Services Performed
- **3** Summary Remarks

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## Market update

This graph illustrates current market activities and conditions



## Market statistics for the period of 2010-03-01 to 2010-04-21

## **Introductory comments**

Please find attached a list of activities in which I have engaged during this report period. I provide these to you so that you can keep up-to-date with all the things I have done to get your property sold as quickly as possible.

Date	Activity/Showing	Description/Cash expenses
John R Wood		Prepared by Dustin Beard, ABR, CRS, GRI

2010-03-01	Send a monthly service report	
2010-03-01	Ad in Gulfshore Life Magazine	Placement in my half-page ad in the March addition of Gulfshore Life Magazine, page 151
2010-03-02	Showing	Linda Perry did not show the unit. Her client got sick and could not continue. She hopes to reschedule in the near future.
2010-03-02	Showing	This was a Preview not a showing. Very nice property.
2010-03-05	Showing	My clients were looking for a more direct view of the Gulf
2010-03-07	March Homelook Magazine	Placement in March issue of Homelook Magazine. Distribution of 100,000
2010-03-15	Call to give progress report & to ensure all showing are OK	Spoke with Phil and Patti about open houses in Surfsedge.
2010-03-17	Ordered New Brochures with New Price	Ordered New Brochures reflecting the new price of \$549,000
2010-03-24	Meeting with fellow agent concerning upcoming open house vote	Met with Mary Ann Cooper to review our position with our fight to get open houses permitted in Surfsedge.
2010-03-25	Showing	We love it but unfortunately our clients did not share our same thoughts. They did not care for the colors or the decorating.

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2010-03-25	Showing	It is very earlier in the process, having said that, your unit and a unit in Pelican Point West are there favorites. I believe they are more than 6 months out from buying.
2010-03-26	Showing	My people put an offer in on the 200 unit and we are currently negotiating it. They liked the extra space the 200 unit afforded. They also were looking at the price and they felt they needed to spend money to update either unit200 just has more space.
2010-03-27	Showing	Message 3/29; My client really liked the unit"she got it". She needs to sell her primary residence first before she buys anything in Naples.
2010-03-27	Showing	Message 3/29; Message 3/31
2010-03-31	Send a monthly service report	March Monthly Service Report
2010-03-31	Showing	My clients are pursuing another unit. They found something with more sqft and a better view for the same price point along Gulf Shore Blvd. Thank you for letting me show the unit.
2010-04-04	Display Ad in Naples Daily News	Display ad run in the Naples Daily News, Sunday Real Estate section.
2010-04-05	Open House Promotion in ListingBook.com	Weekly Open House promotion in www.ListingBook.com. Weekly report from ListingBook is attached.

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2010-04-06	Showing	My clients really liked the view and the unit. It was one of their top picks. They are still six months out from purchasing and want to see about the costs to remodel the kitchen.
2010-04-08	Showing	Message 4/9; Clients made offer on the property at \$400,000.
2010-04-09	Showing	Preview - will be showing next week
2010-04-10	Offer on the Property	Offer on the property
2010-04-10	Showing	My client wants something larger, 1500+ sqft. Thank you
2010-04-11	April Homelook Magazine	Placement in April issue of Homelook Magazine. Distribution of 100,000
2010-04-11	Counter-Offer on the Property	Verbal counter-offer
2010-04-11	Open House	Open House 1-4; Two groups visited the open house. One of which was the couple who made the offer.
2010-04-12	Showing	Preview - I was previewing this unit for my client. He is looking for a "deal" on the Gulf. This agent called later this afternoon to ask if \$450,000 would buy the unit. I told him I did not want to deter an offer but the buyers want at least a "5" as the first number.
2010-04-15	Call to give progress report & to ensure all showing are OK	Spoke about the market and adding open house signs to the next board meeting agenda.

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2010-04-18	Ad in Naples Daily News	Ad in the Naples Daily News Advertising the Open Housee
2010-04-18	Open House	Open House 1-4; Two groups visited the open house; neither group cared for the unit.
2010-04-19	Showing	My client did like the unit or the colors.

## **Summary remarks**

I am confident, subject to the suggestions I have made, that your property will sell soon. If there is anything I can do to make the process easier, you have only to call and let me know!

#### **Questions...**

If you have any questions or concerns, please don't hesitate to call me.

### **Dustin Beard**

Cellular: 289-2650 Business: 659-6371 Fax: 659-6186 Email: <u>Dustin@DustinBeard.com</u> Web <u>www.DustinBeard.com</u> page:

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NAPLES' PRESTIGIOUS PROPERTIES IN NAPLES' MOST DISTINCTIVE LOCATIONS WWW.DUSTINBEARD.COM

hnR. Won



- 3 Bedroom/4 Bath
- 2,525 sq. ft. Living Area
- 2 Balconies Hurricane Shutters
- Beachfront Luxury Exquisite Detail
- Completely Updated Gulf, Bay & City Views

DUSTIN J. BEARD BROKER ASSOCIATE ABR®, CRS, GRI Cell: 239-289-2650

• 2905 Gulf Shore Boulevard North #N7N

### Just Listed - Westgate N7N

Thinking of selling or would you like to know the true value of your home? Call Dustin for a free market analysis.

## CALL DUSTIN BEARD (239) 289-2650

Visit www.DustinBeard.com to preview more information on these properties or any of Dustin's listings and learn how he can help you sell your home.

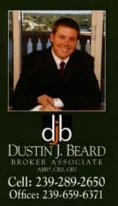
#### Just Listed – Surfsedge #1102

- 4001 Gulf Shore Boulevard North #1102
- Bright and Dramatic Color Beachfront Elegance
- Gulf, Bay and City Views Hurricane Impact Glass
- Boat Dock Available
   Updated Kitchen
- New Flooring Built-in Murphy Bed
- 1,267 sq. ft. Living Area
- 2 Bedroom/2 Bath\$569,000



3255 Tamiami Trail North Naples, Florida 34103 PRESORT STD. U.S. POSTAGE **PAID** PERMIT NO. 465 NAPLES, FL

# GULFSHORE BLVD. NEWSLETTER





WESTGATE N7N Moorings \$1,495,000

This magnificent residence represents the ultimate in beach front living. Two balconies offer both Gulf & Bay views for this 3 Bed/4 Bath, 2,525 sq ft, totally renovated unit.



#### CASA GRANDE #901 \$1,595,000

With a wrap around balcony and sliders in every room, this 3 Bed/3 Bath, 2,014 sq. ft., turnkey furnished, top floor unit offers great 180 degree views and Southern Exposure.

## PARK SHORE TOWER NEARS COMPLETION

The exquisite 21-story Park Shore Tower on Gulf Shore Boulevard suffered extensive damage on October 24, 2005 when Hurricane Wilma hit Southwest Florida. Happily, reconstruction is nearly complete on the \$18 million project, which was paid for from a settlement with their insurance company. Along with the reconstruction, the tower was updated with hurricane-impact windows and doors, hurricane impact mesh inside the exterior walls and new storm shutters on every unit. The building is now easily identifiable along the Park Shore skyline by its bright copper accents. Residents are happy that the reconstruction is coming to an end. All would agree that the past four years have been difficult. Fortunately, the general contractors finished the project well ahead of schedule.

## SEARCH THE MULTIPLE LISTING SERVICE much the same way I do

I would like to introduce a **FREE**, new program called ListingBook. ListingBook provides its users with complete, up-to-the-minute real estate information, straight from the Naples/Bonita area Multiple Listing Service (MLS). This program allows you to search like an agent.

**For Buyers –** With your ListingBook account, you can research any listing on the market and have access to all the details on that property. Looking for a specific search criteria? ListingBook can send you a daily e-report with updates on only those properties that interest you. This is a perfect program for friends or family members looking to purchase in Naples.

For Sellers – Listing your property at the right price assures you of a quicker sale. Now

you can get in-depth info on active and sold comparables in your market. Find competitive properties in your building or the area around you that just came on the market or price changes as soon as they happen.



For more information or to create your own FREE ListingBook account please visit <u>www.ParkShore.ListingBook.com</u>

## MARKET STATISTICS - Gulf Shore Blvd. Active Listings & Closed Sales

		008 Listings		09 Listings		08 d Sales		09 d Sales
Range	Units	%	Units	%	Units	%	Units	%
0 - \$250	1	0.28%	0	0.00%	0	0.00%	2	1.47%
\$250 - \$500	48	13.48%	54	17.70%	18	13.53%	23	16.91%
\$500 - \$750	77	21.63%	79	25.90%	34	25.56%	51	37.50%
\$750 - \$1M	85	23.88%	62	20.33%	21	15.79%	23	16.91%
\$1M - \$2M	87	24.44%	54	17.70%	31	23.31%	24	17.65%
\$2M - \$5M	48	13.48%	50	16.39%	26	19.55%	11	8.09%
\$5M+	10	2.81%	6	1.97%	3	2.26%	2	1.47%
	356	100.00%	305	100.00%	133	100.00%	136	100.00%

#### March / April 2010

#### www.J





**IMPERIAL GOLF ESTATES**, 1938Imperial Golf Course Blvd - Wonderful 4 bedroom home w/southern views of lake & golf course. High ceilings, fireplace, oversized kitchen. Terrific floor plan. Must see. 4/3.5 (H4495) Debbie Frost, 250-8701 \$575,000



COVE TOWERS, 425 Cove Tower Dr, #1502 - Waterfront residence w/SW Gulf view. 15th flr condo w/tile in main living areas. Mbrshp to Yacht & Racquet Club is transferrable witennis fitness, dining. 3/2 (C5935) Claire Licciardi. 250-4564, Carol McElroy, 659-6395 \$575,000



Dr - Fabulous home w/premium golf course views. New wood flooring, kitchen w/granite, lots of custom upgrades. Heated pool, 3 car garage. 3/2 (H4251) Bunny Caravello & Team, 949-3907 **\$575,000** 



hn R. Wood EALTORS EST. 1958

OLD NAPLES, 850 6th Ave N #202 - New construction in Old Naples. Spacious floor plans, pvt. garages, upscale finishes. Open pool & spa. Charming environment w/urban appeal, 3/2 (C5587) Scott J. Lepore, 250-2800, Danni Sadler, 248-0678 \$575,000



construction plans., pvt. § pool & spa. ( appeal. 3/2 2800, Danni



PALMIRA GOLF & COUNTRY CLUB, 14680 Meravi Dr - Stunning villa pool home on a cul-de-sac w/very private views of golf course. Diagonal tile, granite counters, plantation shutters! 3+Den/2.5 (H3758) aclyn Palowitz, 293-2444 \$575,000



KINGS LAKE, 2311 Elizabeth Ct - This custom home was built for entertaining 3877 SF, single story, 3 car gar, high ceilings, oversized lanai w/36' pool & private yard. 4+Den/3.5 (H4280) Debbie Zvibleman, 272-8878 \$574,900



VILLAGE OF BONITA, 3901 Ken's Way #3207 - Spiral Staircase to private patio. Many upgrades, very popular bldg 3, faces private quiet pool. Best price in complex. 2/2 (C3485) Liz Menish, 293-8255 \$569,900



HIGHLAND WOODS, 26380 Summer Greens Dr - Stunning home located on the golf course w/an awesome view of fairway & lake. Family & great rooms open up to a large pool. 3/3 (H4352) Ethel McQuillen, 405-3223**\$569,000** 



OLD NAPLES, 1222 Gordon Dr, #3 Outstanding renovation in convenient location between The Pier & Third Street. High end appointments normally found in multi million dollar properties. Turnkey. 2/2 (C5000) Merry Coolidge, 450-4924\$575,000



SATURNIA LAKES, 2385 Leafshine Ln Upgraded carpeting, crown molding, 16' ceramic tile, plantation shutters, granite counters, turnbled marble backsplæh, double oven. 5+Den/4 (H3653) Patrick Dearborn, 877-4340, Krista Goede, 298-1500 **\$575,000** 

COVE TOWERS, 425 Cove Tower Dr,

#1202 - Gulf views w/open plan, crown molding, & spacious kit. w/granite breakfast bar. Amenities: Tarpon Cove Yacht & Racquet Club,

shuttle to beach, fitness & tennis. 3/2 (C5847)

Claire Licciardi, 250-4564 \$570,000





ROYAL PALM CLUB, 2121 GulfShoreBlvd N #208 - Rarely avail. corner unit in beachfront building, furnished & equipped, ready for occupancy. Secured building, well maintained & is in a desirable location. 2/2 (C3702) Lance Donovan, 269-1109\$575,000



ST. TROP Spectacular S Down the G flr offering u (C2855) Ci BarbaraDu



MOORINGS, 2400 Gulf Shore Blvd N, #PH2 - Wide Bay views & resort-style amenities plus boat docks available. Nicely maintained & ready for decorator touch. 2/2 Craig Jones, 280-2238 \$5 (C5897) \$570,000



- Move-in rea sac, ceramic t molding, pla kitchen. Hea **Burny**Carave



HIGHLAND WOODS, 26491 Summer Greens Dr - Wonderful decort Large private pool home on corner, overlooks golf & lake. Built-ins in family room, 3 cargarage. Private golf & tennis included. Near beach. 4/3 (H3385) Sandi Meyer, 248-7934 \$569,000



OLD NAPLES, 850 6th Ave N #301 - New construction in Old Naples. Spacious floor plans., pvt. garages, upscale finishes. Open pool & spa. Charming environment w/urban appeal. 3/3 (C5590) Scott J. Lepore, 250-2800, Danni Sadler, 248-0678 **\$565,000** 



Sea Grass L convenientte & formal din entrepreneur Chase Burr



construction plans., pvt. ( pool & spa. appeal. 3/2 (C Danni Sadler



EAGLE CREEK, 740 Waterford Dr, #204 - Enjoy tranquil Florida sunsets from this immaculate condo. Offering a much sought after open floor plan, large tile thru-out. Great community. 3+Den/3.5 (C3226) Jay & Chris Siemers, 250-4009**\$574,000** 



THE COLONY AT PELICAN LANDING, 23540 Via Veneto Blvd #1603-Supremely upgraded on the 16th floor in Navona at The Colony w/your own private elevator. 2 + Den/2 (C2352) Garren Grup, 289-8619 \$569,777



of Gulf & Wiggins Pass from 10th floor lanai. Clubhouse, dining, pool, fitness, transportation. Ready to move in! 2/2 (C2613) Pam Etheridge, 269-4614 \$569,000



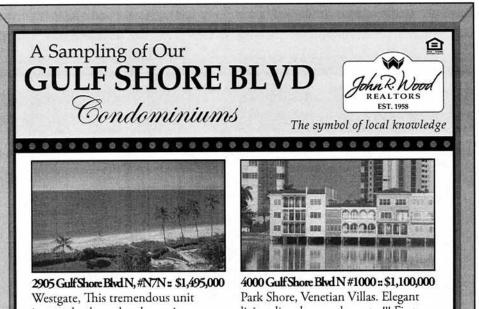
PARK SHORE, 4001 Gulf Shore BLVD #1102 - A bright & dramatic color palette enhance this exceptional beach-front condo. This 11th floor unit will amaze you w/ spectacularGulf, Bay & city views. 2/2 (C5914) Dustin Beard, 289-2650 \$569,000



SIR MICHAEL PLACE, 24930 Divot Drive - Brand NEW. Best recommendationthe builder of the home lives next door. The home has an excellent floor plan w/well proportioned rooms. 3 + Den/2.5 (H1657) Maria Dorota Harris, 2734927 **\$565,000** 







2905 Gulf Shore Bird N, #N/N = \$1,495,000 Westgate, This tremendous unit is completely updated, granite counter tops, new appliances, a truly luxurious finish. Watch sunrise and sunset 2 lanais. 3/4 (C5043) Dustin Beard, 289-2650



4451 Gulf Shore Blvd N, #805 **::** \$799,000 Solamar - Park Shore, Bring your 30-lb. Dog! This Gulf-front condo has been impeccably updated & professionally decorated. It enjoys Gulf to Bay views. 3/3 (C6104) Sally Kellogg, 571-5445



2302 Gulf Shore Blvd N, #217 **::** \$780,000 Admiralty Point - Moorings, Panoramic views of Gulf across Doctor's Pass. Amenities incl beach, boat docks, tennis, 2 pools,clubhouse, 24/7 Security. Spacious condo has 2 covered lanais. 2/2.5 (C6438) Merry Coolidge, 450-4924

4000 Gulf Shore Blvd N #1000 :: \$1,100,00 Park Shore, Venetian Villas. Elegant living directly over the water!!! First floor flat, completely renovated with exquisite touches everywhere. Spectacular views. 3/2.5 (V1226) Michele Harrison, 580-9889



2200 Gulf Shore Blvd N, #J4 :: \$799,000 Indies West, Situated at the entrance of Doctors Pass, this updated, turnkey furnished unit offers view of Gulf, Pass & Bay. Steps from beach, 2nd fl unit offers a 1-car gar. 2/2 (C6163) Dustin Beard, 289-2650



4001 Gulf Shore Blvd N #1102 **::** \$549,000 Surfsedge, A bright and dramatic color palette enhance this exceptional beach-front condo. This 11th floor unit will amaze you with spectacular Gulf, Bay and city views. 2/2 (C5914) Dustin Beard, 289-2650

www.JohnRWood.com

# PARK SHORE • SURFSEDGE OFFERED AT \$549,000 4001 GULF SHORE BLVD. NORTH #1102



# THIS COLORFUL CONDOMINIUM REPRESENTS THE VERY BEST OF BEACHFRONT LIVING!

BYE-BYE Beige! Hello Yellow!! A bright and dramatic color palette, enhance this exceptional two bedroom, two bath beachfront condo. The kitchen and flooring have been updated and the guest bedroom offers a built-in king size Murphy bed. This 11th floor unit will amaze you with spectacular Gulf and Bay views from all rooms. After enjoying the stunning sunsets from your lanai, you can then enjoy the gorgeous city lights of Naples. Its great location is within walking distance to the elegant shops and restaurants in the Venetian Village. Surfsedge has recently updated its elevators, lobby, fitness and social rooms truly making it one of Park Shore's finest properties. Boat docks are also available to lease or purchase at the Venetian Yacht Club.

Description Bedrooms	Condominium 2	Dining Room Kitchen	8' x 10'9 8' x 12'	Num of Leases/Yr Min Days of Lease	1 90
Bath	2	Master Bedroom		Rear Exposure	Northwest
Living Area	1,267	Guest Bedroom	14' x 12'	Furnishing	Negotiable
Total Area	1,467	Taxes	\$3,741.56	Boat docks available	e for lease or
Living Room	22' x 14'6	Condo Fee	\$2,880/QTR	purchase.	

DUSTIN J. BEARD BROKER ASSOCIATE ABR\*, CRS, GRI

Cell: 239-289-2650 Office: 239-659-6371 Fax: 239-659-6186 Email: Dustin@DustinBeard.com www.DustinBeard.com

We've gladly recommended Dustin to our friends.

Ted Schenberg Caravel Ventures, LLC



3255 Tamiami Tr. North Naples, FL 34103 www.johnrwood.com

For More Information Please Visit www.DustinBeard.com

# **Promotion and Listing Analysis**



To analyze marketing and sales activity for

## 4001 Gulf Shore Blvd N #1102

Prepared for

## Phil Anzalone

April 12, 2010





#### John R. Wood REALTORS

3255 Tamiami Trail N, Naples, FL

Office: (239) 659-6371 | Mobile: (239) 289-2650

Website: parkshore.listingbook.com

Email: Dustin@DustinBeard.com

Marketing Results	4001 Gulf Shore Blvd N #1102 - Mctive	printed 4/12/10

The following report summarizes the open house promotion for your property at 4001 Gulf Shore Blvd N #1102 from Monday, April 5th until Sunday, April 11th. This promotion targets buyers with key criteria matching your property.

#### **Buyer Links Targeted Marketing Services**

23,529 buyers were analyzed, and the property was displayed in the Upcoming Open House area of 348 buyers. The agents of these buyers were also notified of your open house.

An invitation was sent to 327 potential buyers of the property on Thursday, April 8th. These buyers were reminded of your open house in their Morning Reports for 3 days prior to and including the day of the open house.

#### Results

Your listing was promoted for 7 days. Based on its previous activity, we would expect 2 buyers and no agents to view this property in Listingbook.

During the open house promotion, your listing was viewed by 53 buyers (22 flyer and 34 property detail views) and 2 agents (no flyer and 2 property detail views). This was 27.5 times the anticipated number of views.

#### John R. Wood REALTORS

3255 Tamiami Trail N, Naples, FL

Office: (239) 659-6371 | Mobile: (239) 289-2650

Website: parkshore.listingbook.com

Email: Dustin@DustinBeard.com

Marketing Analysis	4001 Gulf Shore Blvd N #1102 - A	ctive printed 4/12/10
Pricing Graph		
List Price	<b>Interested Buyers</b>	Days on Market
+15%	10%	360 days
+10%	30%	270 days
Market Value	60%	180 days
-10%	70%	120 days
-15%	90%	60 days

#### **Potential Buyers**

A review of 23,529 buyer accounts identified 348 potential buyers with key criteria matching your property. 323 buyers is the average for properties in the MLS. Based on this factor alone, your property should require close to the average amount of time to sell. However, other factors like price (see graph above), condition, and age also influence how long it will take to sell.

#### Listingbook Activity

During the time your property has been listed, it has had:

- 99 buyer and 11 agent property detail views, while similarly priced properties were viewed by 25 buyers and 2 agents.
- · 2 buyer favorites, while similarly priced properties were added to favorites by 1 buyers.
- 1 agent pick, while similarly priced properties were picked by no agents.
- 22 buyer and no promotion flyer views, while similarly priced open house properties were viewed by 12 buyers and 0 agents.

http://www.listingbook.com/report/viewer?print=2

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Website: parkshore.listingbook.com

Email: Dustin@DustinBeard.com

Sales Trend Analysis	4001 Gulf Shore Blvd N #1102 - Active	printed 4/12/10
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This report analyzes current market conditions and shows sales by price range in the area around 4001 Gulf Shore Blvd N #1102. The For Sale column indicates how many properties are currently for sale in each price range. The Sold column shows how many properties sold during the past 12 months. The remaining columns break down sales during the past 12 months.

In the property's price range (\$549,000 - 559,999), 6 properties are for sale and 2 properties sold during the past 12 months: none in QTR4, 1 in QTR3, 1 in QTR2, and none in QTR1.

Price Range	For Sale	Sold	30 Day	QTR4	QTR3	QTR2	QTR1
\$439,000 - 482,999	3	8	1	3	0	4	
\$483,000 - 493,999	1	2	0	0	2	0	
\$494,000 - 504,999	4	4	1	2	2	0	
\$505,000 - 515,999	2	4	0	1	0	1	
\$516,000 - 526,999	0	3	0	0	1	0	
\$527,000 - 537,999	1	1	1	1	0	0	
\$538,000 - 548,999	0	2	0	0	0	1	
\$549,000 - 559,999	6	2	0	0	1	1	
\$560,000 - 570,999	2	3	0	0	2	0	
\$571,000 - 581,999	3	2	0	0	0	0	
\$582,000 - 592,999	0	2	0	0	0	1	
\$593,000 - 603,999	7	7	2	3	2	2	
\$604,000 - 614,999	0	2	0	0	1	0	
\$615,000 - 625,999	0	2	0	0	0	0	
\$626,000 - 658,999	15	5	1	1	2	0	
Totals	44	49	6	11	13	10	1

Date Ranges

Sold

April 17th, 2009 - April 12th, 2010

March 13th, 2010 - April 12th, 2010 January 12th, 2010 - April 12th, 2010 October 14th, 2009 - January 12th, 2010 July 16th, 2009 - October 14th, 2009 April 17th, 2009 - July 16th, 2009

QTR4
QTR3
QTR2
QTR1

30 Day

#### 32 <sup>\$</sup>575,000 - <sup>\$</sup>549,000

#### www.I

# Exclusive Homesites



PARK SHORE, 3848 Crayton Rd - Park Shore at its best all located with in walking distance to Venetian Village and the beach. This light and bright home has been lovingly cared for. 3+Den/2 (H4584) Greg Gorman, PA, 784-2841**\$575,000** 



THE COLONY AT PELICAN LANDING, 23540 Via Veneto Blvd #1603 - Supremely upgraded residence on the 16th floor in Navona at The Colony with your own private elevator. 2+Den/2 (C2352) Garren Grup, 289-8619 \$569,777



SIR MICHAEL PLACE, 24930 Divot Drive Brand NEW, Best recommendationthe builder lives next door. The home has an excellent floor plan with well proportioned rooms. 3 + Den/2.5 (H1657) Maria Dorota Harris. PA., 273-4927**\$565,000** 



WYNDEMERE, 202 Edgemere Way S Lovely golf course home. Completely remodeled. Wood floors, granite counters, rich wood kit. cabinetry & SS appl. Volume ceilings. Spacious lanai. 3/3 (H4185) Rob Dowling, 659-6197 \$550,000



PELICAN LANDING, 3500 Muscadine Ln - Move-in ready. Situated on premium cul-desac, ceramic tile floor, dual tray ceilings w/crown molding, plantation shutters thru-out, island kitchen. Heated pool. 3+Den/2.5 (H4441) Bunny Caravello & Team, 949-3907\$549,900



COVE TOWERS, 425 Cove Tower Dr. #1502 - Waterfront residence w/SW Gulf view. 15th flr condo w/tile in main living areas. Transfernable Mbshp to Yacht & Racquet Club. 3/2 (C5935) Claire Licciardi, 250-4564, Carol McElroy, 659-6395 \$575,000



Spectacular Sunset River View Looking West, Down the Caloosahatchee River!On the 23rd floor offering upgrades & amenities galore! 3/2 (C2855) Cindy Livengood, 994-6700, Barbara Dunlap, 405-0251**\$574,900** 



PELICAN SOUND, 4620 Torrev Pines Ct-Excellent location Excellent condition. Perfect pool home in Pelican Sound, best bundled golf in SW Florida, Gated, W of 41. Gulf Access too in exciting Estero. 2+Den/2 (H4761) Sarah Thompson, 398-8333 \$574,000



VILLAGE O Way #3207 patio. Many bldg 3, fac Best price i Liz Menish, 2



ARBOR TRACE, 1001 Arbor Lake Dr. #1006 - Tower Pointe - Fabulous views of Gulf and Wiggins Pass from 10th floor lanai. Clubhouse, dining, pool, fitness, transportation. Ready to move in! 2/2 (C2613) Pam Etheridge, 269-4614 \$569,000



HIGHLAND WOODS, 26491 Summer Greens Dr - Large private pool home on comer, overlooks golf & lake. Built-ins in family room, 3 car gar. Private golf & tennis included. Near beach. 4/3 (H3385) Sandi Meyer, 248-7934, Joelle Free, 248-1872 \$569,000



PARK SHORE, 4001 GulfShore BLVD#1102 A bright and dramatic color palette enhance this exceptional beach-front condo. This 11th floor unit will amaze you with spectacular Gulf, Bay and city views. 2/2 (C5914) Dustin Beard, 289-2650 \$569,000



GOLDEN GA Ln - Cozy esta to city and I-7 formal dining. entrepreneur a Chase Burnet



OLD NAPLES, 850 6th Ave N #201 - Deal of the season! New construction. Spacious for plans, pvt. garages, upscale finishes. Open pool & spa. Charming environment w/ urban appeal. 3/2 (C5586) Scott J. Lepore, 250-2800, Danni Sadler, 248-0678 \$565,000



MOORINGS, 2875 Gulf Shore Blvd N #207-Beachfront living at its best! Renovated from inside the walls (pipes, wiring) to every appliance & surface creating more space & storage. 2/2 (C6088) Rose Mary Everett, 7790, Jessica Sowin, 272-6810 \$559,000



KENSINGTON, 4096 Kensington High St Spacious villa w/expansive lake & fairway view. To tour this property today, visit The Team Harris Tour Center at 5234 Kensington High St. 2+Den/2 (V1337) Team Harris, 403-0001 Rosemary Hammar, 877-1254 \$559,000



 Soaring ceili and appointed marble count custom cab The Dillard T



PELICAN LANDING, 3501 Tasselflower Ct - Private pool home on cul-de-sac with a neutral dcor, volume ceilings, transom windows, dining/family/living room, 2 guest suites & 2-car garage. 4/3 (H4663) Bunny Caravello & Team, 949-3907\$549,990





#403-180° SUNSET VIEWS! This creampuff condition condo will make you unpack your bags & stay. 2 BR plus convertible den, NOW REDUCED! 2 + Den/2 (C5040) Nan Dietrich, 564-2906 \$549,000



COVE TOW #802 - Best V w/bay & Gulf custom features Club members Sharon Graba



THE QUARRY, 9193 Quartz Lane #201 - Brand new coach home. This Medallion model comes with over 2743 sq ft of air conditioned living space, tons of upgrades and much more! 3 + Den/3 (C3113) Lisa Stevens, 438-6981 \$550,000



HARBOUR ISLE YACHT CLUB, 15220 Portside Dr, #304 - Caloosahatchee River & marina views. Open floor plan, spacious kit. End unit w/lots of light. Community tennis, fitness, pools & fishing 3/3 (C6263) Cindy Kruesi, 495-4113 \$549,900



401

PELICAN LANDING, 24765 Hollybrier Ln - Endless golf course views. Lots of diagonal tile, plantation shutters, crown, columns & arches. French doors & neutral decor. Htd pool/spa, 2 car garage. 3+Den/2.5 (H4096) Bunny Caravello & Team, 949-3907**\$549,900** 







# Today's Open Houses

REALTORS EST. 1958 The symbol of local knowledge ACULATION AND A CONTROL AND A

John R. Wood

 kdexca BurnetiGobh 777-342 \$1,990,000
 Bill Earls, 777-462
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 St,9 GREY OAKS, 2004 Isla Virta La - Smi-sing, elegant 3800 un all on one level home-wherean-taking lake & gold virons. Remod-ricel lakehen & halls. New enskow 12, Esten-tive Insolvape lighting. 34-Des/15 (1472)7) stre Insolvape lighting. 34-Des/15 (1472)7 Bonnic Cany, 734-1212 B1,995,000

RINGS, 723 Mooringline Dr - New wolld Fierida style Expansive, hah yard ster feature-pool, wittmer kitchen. Gea-details abound Lots of space for lots of 4-40en/3.5 (H4336) Rose Mary Eventt, 790, Jeusica Sowin, 272-6810 \$2,195,000

COLLIERS RESERVE, 15% Grenken La-DEEN IV APPT. Magnificent half are home uits rented of acude-see sub-setting supersonal views of gelf 4 later. Gracione living spaces all on one level. 3 our parage. 3-Deard HMM855 JT Mensilas Defendedan Touri, 450-4222 \$1,955,000

COLLERS RESERVE, 901 Baccaral We Improve galf molece overholder We La-bergehen galf molece overholder We La-ging about 9-braid (Hill) The Monia with short 9-braid (Hill) The Monia benefacts Tame, 94-622 11,259,000

IMPERIAL GOLF ESTATES, 2201 Imperial Golf Conne Bird - Tropical cosis, with resort style pool, progeno natural lake views and top of the law finather. Built in 2004, humicane shutters, 4 great coston floor plan. 3+Den/3.5 (H1229) Define Fronz, 250-8701 \$995,000

COLLIERS RESERVE, 856 Banarmil Way Natural setting w/A3 acres, lovely views of history & Jaias. Large lamis w/AF pool. Open plan whigh ceilings, light & checty. 3-bay ga-nge. Room to expand. 3-Den/25 (H4402) The Mosila Delbenedicti Term, 450-4222 \$877,500

ARK SHORE, Add Card Shore 1101 Ser Spatistic Card Shore 1101 Ser 1604 Service State Shore 1101 Service 1104 Service 1104

ARK SHORE, 200 Ped: Seen Dr. #011 MODIAL VIEWS OVER VIEWICAY BAN. MODIAL VIEWS OVER VIEWICAY BAN. Hono, worse placing, fixeday, 3 voor 100 day, book analytic for kan. 52 (CKIT) In benks, 54-200 TSPAND

Van Datenda, Sve-Svo FIE COLONY, 2660 Via Votene Nie FIE COLONY,

cynemic to United, Pr. 405-0531 per page BONTTA BEACH, 278-68 Forester Dr. - Sumet, Beach & Bust Lovers Getaway to this newly updated canal front home whoat dock across fiest erest from Beach. Light Bright Ober Floor Fan. Enjoy Litel 3/2 (14438) Samt Thompson, 98-333, Dartine Hillard, 273-4444 \$4554,000 THE STRAND, 5615 Persimmen Way. - Woo-derful villa w/ist fi mot mite & den, & 2nd fi loth & 200R goost area. 2 car & polic cart #-tached gar & wortow resource lasai wiene resource & golf view. 3-40:rr2.5 (HER7) Mindy Young, 244-023 \$577,600

anity 1000g, 484023 \$257,000
THE COLONY, 2850 Via Vencio Bivd, 8022 - Screenio offen views of fairways, nature preserves, Estero Bay & Gall, Designed by on-start of Bay Devine store - 240ea/25 (C6235) hypethe L Great, PA, 405-0541 \$542,500 PARK SHORE, 4011 Galf Shore HLVD N e1102 - A bright and dramatic color palette en-hance this exceptional beach-front condo. This 11th floor unit will amore you with spectacular Galf, Bay and Gay views. 22 (25974) Durin Beard, ABR, CRS, GRI, 289-2650 \$549,000

 Bond, ABR, CKS, GR, 299-3200
 \$564,000
 Expert L. Genu, PA. 401-1941
 \$342,300

 DEPN ON, THE RAY, 501 Ableys, PA. 100, PA. 501-501
 BRASESPAR, 101, Baron, PA. 101-101, part L. Genu, PA. 401-1941
 \$342,300

 - A casually self-designed & decorated and the part of the

OLD NAPLES, 138 8th Ave S - New con-struction. Furnished 6,300 sq. ft. under air. Prime location south of 5th Ave & 1 block

CLD NATLES, 718 th Ave 5 - Jossael in URL NATLES, 718 th Ave 5 - Jossael in URL NATLES, 718 th Ave 5 - Reinered topped history, new conservation in the state of the path for portunation of the state of the state of the of Avairy, Reet for path for portunation of the state of the state of the th Avair Lees of the path for portunation of the state of t

MOORINGS, 3333 Galf Shore Bivily, R.J. Fri-vate, toes in the sand views at Scothern Oippert Turnice fumished villa right on the basch. 2 com-red parking parces. Electric stutters, removated likthers. 22 (CH441) JoAnn Ayook, 777,2183, John Ayook, 777,5959 593,000

OTSTER BAY, 1325 Chesapeake Ave, 62-B - Staming complete redesign in skets heary contemporum syle at every turn. SBR & 3 haths are telepast & only step down to your own dock. View of the Bay teol 30 (C6410) Nan Dicetich, 564-2906 \$725,000

a Dr - Large, villa. MBR maintained, see in Mon-en/3 (H4575) \$575,000

THE COLONY, 23650 Via Veneto Brd, 4002 - Looks like a model with new Carth-hean wood floers, docorator famishings and upprades. A carefure lifestyle awaits yoo with incerdible ameniaire. 22.5 (C5617) Lysunte L Gent, PA, 405-6541 \$470,000

7 Spyglass La in a funariously el-cus that is great for offering long views 4+Den/5 (H4204) \$3,795,000 egant understated richoe family and cotertaining down Runaway Bay. Bill Earls, 777-6622

COLLIERS RESERVE, 825 Barcamil Way-Architectural manterpiece wSW lake & golf vis-tura. Degara living wi4600 SPUA. Egyptian lime-stone floors in & out. Exquisite detailing. Storm mentered Albertie Store (IdEPU) The Menilethe Monik \$1,825,000

MEDITERRA, 15425 Milan Way - Meditor BONTA RAY, 360 Gall Ramack O. MOODENGS, 2777 Gall Sheer Bort X, Barry San Markov, Markava, Markov, Markov, Markov, Markov, Markov, Markov

COLLERS: RESERVE, 1010 Bacarni Way -OPEN BY APT. Live on the same side of life (pen, warm, coay - sSW without of hole Ri. Wood the the out, stankes & granite ik, FP & vali-ther wet hat: 35-sar parage. 4450-055 (14721) The Monika Delbenofictin Tran. 450-4222 \$1,545,000 VILLAS TRVOLL 510 2nd 5t S - OLD NA-FLES. 2 Nits to beach & 5th Are. shops & restaurant. 2-story firm: townhome in 4-anit complex whot coertyard, pool and garage. LARGE DOGS OR! 3-bear23 (VID24) Dona Conney-Cerkin, 640-1805 51,279,000

THE COLONY AT PELICAN LANDING, 2250 Via Terri Way, 4404 - Expinite views of Buy & Geff. Northwest end unit #0 terraor. Mattér fiorn, gazznet kinden, lavish mater sile. Elextric stoten. 2 gazze spaces. 340:073 (2045) Janent L. Goozi PA. 455:051 1995,000

Egnan L. Group, Pre-MODON BODGE BONTTA BAY, 4953 Boostin Buy Briel, 42205 Dramatic views of Bay Island Colf Course, Entro Bay and Calf of Mexico. Exapiliate for-factor Bay and Calf of Mexico. Exapiliate for-tal backs of the System Courses, marine & backs oth very day. 5 pdf courses, marine & Bodde M. 3/3 (Cd900) Raren Rosenstein, 455-0428, Amy Velyvin, 287-3932 \$\$\$\$99,000 VINEYARDS, 6664 Glen Artox Way - Sophin-ticated elegance describes this extension in this economically solid country chilo community. All the quality features you'd expect in a locary home. 4+Der07.5 (3H222) Bobble Dunek, ABR, CRX, GRI, 659-6132 \$955,000

THE COLONY AT FELICAN LANDING, 2255 Via Trevi Way 4103 Examplean lag. Bandhalarg verse from the known bag by & foling incomes Designer of the trevial stress at finaling. These, filters, lagroup poly 2007 (2017) Justice Learn P. 445/541 (2017) Constraints of the trevial stress at finaling. These, filters, lagroup poly poly 3/1 (2018) (2017) Justice Learn P. 445/541 (2017) Constraints of the trevial stress at finaling. The stress of the trevial stress at the filter stress at the trevial stress at the trevial stress at filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the trevial stress at the trevial stress at the filter stress at the trevial stress at the

PELCAN LANDING, 2471 Woodage MOORNAS, 122 Helson Dr, 201A Moorney Landon Markan, 2013 Markan, 2014 Markan,

BONTA BAY, 5061 Laurel Kägle Ci - Prick d'Osenadhy diaghead fron out fain Action (PN) BY APPT. Exceptional visue) Gall & PPC. Our? 2008 (or bisige man witheraul DR: & copate RN of bising man witheraul DR: &

BORTTA BAY, 4751 Itenia Iley Bird, 4501 KENSINGTON, 4560 Kensingen High - Spectocaler Datie Laite & Gal' Course Strong Strong

MART Departs 2: 2017 Galf Store: Bird N, 2017. Bacadment Ising at in test Completely resource. BLOCK TO THE: BRACH with Isoal stores: You want to be and you want

THE COLONY, 2550 Via Veneto Bivl, #1202 - 120 ft views of Gelf, Bay & Gelf Course from very room (open ft plan whang-sificent kik bright great room & it is screened la-nal. Gand. Goll, sheet's to beach. 22.5 (Colifol) Lyneste L. Genze, PA, 405-0541 5469,000

OLD NAPLES, 850 6th Ave N #206 - Deal of the season! New construction in GM Naplex. Spacious floor plans, prt. gauger, spacial for index. Open and & yax. Charming environment winthen appeal. 32 (C585) Sort J. Leport. 250-280, Dami Sadher, 248-0678 5399,000

WORTHINGTON, 2550 Rochester Ci -Light & bright port comer site. 34-den & 3 foll budue results: Great me plan whilders to large haust wheated pool, shutters & clec aw-ming. Views of lake & golf. 3+Der/J (144707). Danse Rudd, 465-1862 \$775,000

TARPON COFE, 950 Carick Read Cr. 4202 - Long Interferences and the second seco

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	239.261.6622	239.643.3636	239.598.0059	239.498.9200	239.472.2411

Dominick Tascher, 193-5688 \$1,200,000 MOORINCS, 3333 Galf Shore Bivd N, 4502-Galf & and views from tankey farmilded com-pletely renovated condo at Southern Chyper, Sala-neysgranic kaldem, new focum farming & tasth. Salaers enclose lassa. 3+Derg? (CH45) John Avecock. 777:2743, John Ayoock, 777-698, \$552,000

CLEP CTPRESS, 5340 Trectine Dr. - Open FELCAN BAY, 1864 Aldequin Ck. #1922-1504 Gergson: W2 Engres-bill custom bane tions pricing percent custom bane post Granie island kinkes. #10en335 (10048) Johan Ayock, 77:243 SSEM, Mark Bay, 1864 Aldequin, 1864 Aldequin, 1874 Mark Bay, 1874 Aldequin, 1874 Aldequin, 1874 Aldequin, 1874 Mark Bay, 1874 Aldequin, 1874 Aldequin, 1874 Aldequin, 1874 Mark Bay, 1874 Aldequin, 1874 Aldequin, 1874 Aldequin, 1874 Aldequin, 1874 Mark Bay, 1874 Aldequin, 1874 Aldequin, 1874 Aldequin, 1874 Aldequin, 1874 Mark Bay, 1874 Aldequin, 1874 Aldequin,

THE COLONY AT PELICAN LANDING, 25750 Via Trevi Way, 6302 - Wide array of ame-bina. State of the Art Theater, Fitness Center, & more. Jury Pate's poli course. 2-0Eor3 (CS445) Lyarene L. Canue, FA, 425-4511 575,500

BONTA BAY, 4951 Boata Bay Bird, #1404 - Panceamic Gelf views plus one of the best values in new construction. Onlow docoator ready. Resot amenilies 27 (CHPF) Sharn Graham, 910-400 9577,000

BONITA BAY, 3356 Montary spacious & bright 2-story downstairs. Meticulously many unique features. Must tars in Bonita Bay, 34-D. Jackie K. Hauserman, 949-7402

THE STRAND, 524 Sean Dr. - Former Model Tarnicy Fornished. Key West Style Contryand Home wCabana. Prime Loca-tion On Large Lale. Upgrades Throngboot, AC Garage & Electric Shnites. 39 (V1371) Jennier White, 571-4444 \$555,000

STONEEREIDGE, 1570 Winding Oaks Way, 6202- Rost ever golf & lake views & then some 2400 SF optiation scoch house, light & blight 2402 SF optiation scoch house, light & blight 2402 collings, loaded whypradet. Golf iss in write: N. Napels construct othe 3/2 (2025) The Monika DeBesodictin Tram, 450-4222 5489,000

SATURNIA LAKES, 2013 his Dr hales CF - Denshe IBS<sup>5</sup> model with hege hit cover all bias (cent. speeds dependent). The second s

MARKEN PARAMETER STRAND, SVI TANK DEPARTMENT OF A STATE AND A STRAND AND A STRAN

MOORINGS, 300 Binacle Dr. #104 Cha-teas Stazane - Bright, cherry, updated 388; Faustik Lake & Golf Conex Vers w56 Jo-ton and and 1, 46 Arc Fordhai evers. A star-port high Earl Ust; IFT The Burghest ang. 32 (20366) Charles Bury, 552-1840; Shandrox Gr. 772-281 Starless Steel Aprintens, 34-0642 (2009) Stanleys Starless Starleys Starless Starleys Sta

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