

CAPE CORAL, FL

# *Buyers. guide*

A WATERFRONT  
PARADISE





# Aubuchon Team of Companies Buyer's Guide to Cape Coral

Everything you need to know about the City of Cape Coral [www.MiloffAubuchonRealty.com](http://www.MiloffAubuchonRealty.com)

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# SPOTLIGHT ON CAPE CORAL!

Deemed a "Waterfront Wonderland" and a "Tropical Paradise", Cape Coral continues to expand and attract a consistent year-round crowd. Cape Coral is the best place to live, work and play! Here's why: the cost of living is 3.7% lower than the U.S average, the Cape is ranked #1 most popular city for the holidays, jobs have increased by 3.95%...and we're just getting started! Cape Coral has more than 400 miles of canals, making living on the water an attractive lifestyle. This gem of a city is only a short boat ride away from world class beaches, such as Sanibel Island, Cayo Costa, Ft Myers Beach, Captiva, Cabbage Key, Bokeelia, Gasparilla, and more! Entrepreneurial spirit, new home construction and the beautiful weather are more reasons Cape Coral is the ideal place for families to enjoy all of the fun activities SW Florida has to offer!

**Something good is brewing in Downtown Cape Coral!** Cape Coral's Wicked Dolphin owners converted the old Bingo Hall on SE 47th Terrace into **Big Blue Brewing**, a 200 seat restaurant with a variety of craft beer on the premises making it a unique brew pub! Big Blue Brewery was inspired by the beautiful blue skies and water we enjoy in Florida. The owners are looking to replicate that magical, peaceful feeling we all enjoy.



**Luxury Meets Affordability!**

## The Westin Cape Coral Resort @ Marina Village

The Westin Resort is located on the Caloosahatchee River.

Relax in one of the beautiful and immaculate suites overlooking the water and amazing scenery, or socialize a bit as you sip a cocktail enjoying live music at the outdoor bar and restaurant, The Nauti Mermaid. With so many amenities, there is nothing The Westin left out. Water taxi to Ft Myers Beach, kayak or fish on the back bay, take a dolphin and sunset tour, or how about a girl's day out complete with a massage and nail therapy? The day isn't complete without a bit of shopping at one of their unique shops, and a bite to eat at Pincher's Crab Shack or Marker 92.

Why the [Westin](#)? It has it all! **Call today for our exclusive discount code**, 239.542.1075.





(Spotlight continued)



### Ford's Boathouse

A novel idea from the owner of Ford's Garage in downtown Cape Coral, this oversized tiki hut features a waterfront restaurant with menu items such as burgers, hot dogs, seafood, frozen drinks and more. Enjoy live music, beach services, bait shop, boat fueling station, and tropical décor as you look out over the Caloosahatchee, in the historic Yacht Club area. This family oriented hang out is an exciting and popular waterfront destination for tourists and locals alike!

### Wawa

Wawa began in 1803 as an iron foundry. Owner George Wood took an interest in dairy farming in 1902 which led his grandson to open the first Wawa Food Market in 1964 as an outlet for dairy products. Now, a chain of more than 650 convenience stores, Wawa is your everyday stop for fresh, built to order foods, beverages, coffee, fuel services and ATMs. The word Wawa is a Native American word for the Canadian goose that was found in the Delaware Valley over 100 years ago. The original dairy farm was built on land located in a rural section of Pennsylvania called Wawa. Hence, the use of the goose on Wawa's corporate logo. Now you know the rest of the story! Two locations in Fort Myers; 2370 Colonial Blvd. and 12701 S. Cleveland Ave. Cape Coral locations are 761 Del Prado Blvd North and 1622 NE Pine Island Rd.



### Ciao Wood Fired Pizza & Trattoria



"Delivering Olde World Quality with Fresh Ingredients"

Influenced by the Neapolitan tradition, and a love of good food, the Bacus family originates from New York. Ciao offers a philosophy that is straightforward; use the freshest, best quality ingredients to create delicious food. The wood-fired pizza oven is the heart of the restaurant and makes the handcrafted pizzas come alive with flavors! The friendly flare is sure to please out of town guests and locals. Located in the heart of Cape Coral.

# FEATURED RESTAURANTS

## Fathoms Restaurant, Cape Harbour

Fathoms is definitely a hot spot in SW Cape Coral. With water views, great food, and live entertainment, it's no wonder this place is so popular. Fathoms offers both inside and outside dining and offers some of the best pizza in town. If you like yachts, boats, and water, then you're in the right place. People watching? You bet! In addition to live entertainment throughout the week, definitely try out Tuesday, Friday and Sunday nights when locals and snowbirds gather for some of the best music performances in town. And don't forget your furry friend! Fathoms is located in Cape Harbour and is accessible by boat off the Caloosahatchee River or by car from Chiquita Boulevard.

239.542.0123.



## Cork Soakers Deck & Wine Bar

Check out Cork Soakers' unusual menu items such as fried bologna, & bacon and brie sandwiches! Every day they offer unique deviled eggs with custom toppings and specials! Enjoy live music, T-shirt Tuesdays, happy hour and more! Stop in or call for details, 239.542.6622. Located @ 837 SE 47<sup>th</sup> Terr.



## Metro Diner

"Where the Locals Eat". Thanks to loyal guests & local support, Metro Diner was featured on the Food Network's Diners, Drive-Ins and Dives, hosted by Guy Fieri. Check out their Meatloaf Plate! 239.288.0057. Located @ 1625 Cape Coral Parkway East.





**Sakura Japanese Steak House & Sushi Bar**

For more than 20 years, quietly tucked away on Del Prado Blvd in Cape Coral, passed down from one generation to another, SW Florida has been enjoying the finest hibachi and sushi you will find anywhere! Located @ 3034 Del Prado Blvd. 239.945.2999.

**Nice Guys Beer & Pizza Lounge**

Feel like a game of pinball, a pint of beer and delicious pizza pie? Then Nice Guys is the hot spot you're looking for! Known for being one of Cape Coral's best places for great food and service, Nice Guys Beer & Pizza Lounge will certainly satisfy the pickiest pizza lover! Play trivia on Wednesday evenings, and win prizes! Located @ 1334 Cape Coral Pkwy E. 239.549.7542.



**Annie's**

A local's favorite family diner, one of those "greasy spoon" types, you can treat yourself with at least once a week, Annie's offers a variety of local home-cooked favorites. Annie's huge pancakes, enormous omelets, and delicious crepes, paired with quick, friendly service, keeps the diner packed. A must for your out-of-town guests! Located @ 814 SE 47<sup>th</sup> St. 239.945.3133.





# Where is Cape Coral?

Cape Coral is located in Lee County, Florida, United States. With over 400 miles of navigable waterways, Cape Coral has more miles of canals than any other city on earth. According to estimates as of March 2016, the city has a population of 181,200, making it the largest city in Southwest Florida. <http://news-press.com>.

Cape Coral is bordered on the South and East by the Caloosahatchee River and on the West by Matlacha Pass. The city of Fort Myers lies across the Caloosahatchee River to the South and East, and Matlacha and Pine Island lie across Matlacha Pass to the West.

Cape Coral is connected to Fort Myers by two bridges. The Cape Coral Bridge connects Cape Coral Parkway to College Parkway in Fort Myers. The Midpoint Memorial Bridge connects Veterans Parkway to Colonial Boulevard. The Caloosahatchee Bridge connects North Fort Myers to Fort Myers. North Fort Myers is North of Cape Coral.



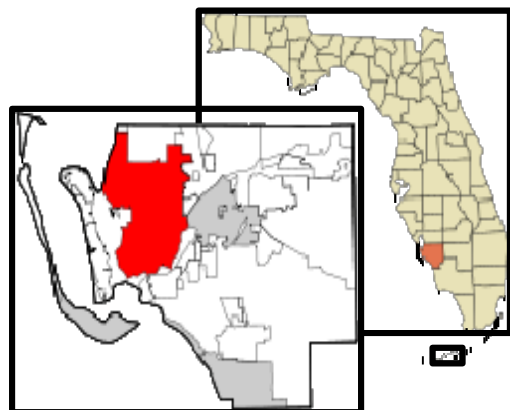
## Demographics for Cape Coral/Ft Myers area (US census report):

\*Median age is 42. [www.surburbanstats.org](http://www.surburbanstats.org)

\*Median home sale price as of May 2016 is \$201,100 and median household income for 2016 is estimated to be \$69,620. [www.capecoral.net](http://www.capecoral.net).

\*Cape Coral unemployment rate has continuously decreased over the years and in May 2016 was 4.2%.

\*The national unemployment rate is 4.7%. [www.deptonumbers.com/unemployment/florida/cape-coral/](http://www.deptonumbers.com/unemployment/florida/cape-coral/).



**24/7 Wall St** (April, 2016) listed **Cape Coral** as one of the "happiest cities" in the country. In recent years, it has become an especially popular destination for those wanting an escape from northern winters. The area's population has grown by nearly 82,000 in the past five years, one of the largest expansions anywhere in the country. Residents have many reasons to be happy; unemployment and violent crimes are less in Cape Coral than across the state, and the average cost of goods and services in the metro area is lower than it is across the state and the country.

One of the most attractive features of Cape Coral and Southwest Florida is its terrific year-round weather. The area averages 265 days of bright sunshine each year. The summers are very warm, humid and rainy; the winters in Cape Coral are absolutely magnificent!

# History of Cape Coral

## The Rosen Brothers

Cape Coral was founded in 1957, when brothers Jack and Leonard Rosen purchased a 103-sq mile tract of land, formerly known as Redfish Point. Filled with barren wetlands and wild palmetto thickets, the brothers formed *The Gulf American Corporation* to develop this "Waterfront Wonderland". On November 4 of that year, ground was officially broken and Cape Coral was formed.

## Creating the Canal System

A year later the first residents moved in. These pioneers had to drive a long distance to get anywhere – almost 20 miles for a loaf of bread! So the Rosen's took action, and carefully plotted the community. They brought in the largest single shipment of earth-moving equipment in Florida development history to begin digging more than 400 miles of canals. The soil dredged up from the canals was then used as fill dirt for home sites to bring the level of the ground up to the required 5 feet 6 inches.



## Cape Coral Comes Alive

Soon, with major promotion through mail order programs and ads on radio, television and print media, northerners slowly made their way down south to the blossoming city. The brothers sold nearly all of the 350,000 residential building sites to people who lived in other states. Cape Coral continued to grow extremely quickly, recording 10,000 residents within the first ten years of its existence.

## Cape Coral Today

More than over 50 years later, this relatively young city thrives with life. By 2015, "The Cape" was considered safer than 38% of the cities in the United States. It is the 2nd largest city in Florida in terms of land mass, stretching across 120-sq miles. Filled with parks, canals, excitement and opportunity, it's easy to see why Cape Coral is one of the country's best kept secrets.

## FUN FACTS

### Land Development:

November 4, 1957

### First Family Moves to Cape Coral:

June 14, 1958

### Cape Coral Votes to Incorporate:

August 18, 1970

### First Mayor:

Paul Fickinger

### First City Council Meeting:

December 3, 1970

### First City Motto:

"City of Superlatives"

### First Business:

The Nautilus Inn

### First Real Estate Agency:

Wonderland Realty

### First Motel:

Ranch House Motel

### First Restaurant:

Surfside Restaurant

### First School:

Cape Coral Elementary

### First High School:

Cape Coral HS '79

### Cape Coral Bridge Opens:

March 14, 1964

### First Movie Filmed in Cape Coral:

The Fat Spy (1966)

### "Santiva":

Cape Coral's Mail Boat from 1958 to 1963



## A few of the places to check out:

**Rotary Park:** Set on 97-acres of land, this park is home to a 9-acre dog park, an observation tower, nature trails, an environmental center, playground, and a summer camp for children.

**Four Freedoms Park:** This 3.2-acre park overlooks the Bimini Basin and is perfect for a beautiful sunset picnic. The park offers a beach area, fenced in playground, picnic tables, and a multipurpose recreational facility for children of all ages.

**Eagle Skate Park:** This is Southwest Florida's largest skate park, featuring 27,000 square feet of ramps, rails and pipes. Located in central Cape Coral the park is open seven days a week to all bicyclists and skateboarders.

**Yacht Club:** Features a sandy beach, grand ballroom, fishing pier, Ford's restaurant, tennis courts, community pool and several beach pavilions. Head out on the first Wednesday of every month and take part in a sunset festival, complete with music, craft booths, drinks, food, dancing and tons of fun.

**Caloosahatchee River:** Named after the Calusa Indians, the Caloosahatchee River flows 75-miles from Lake Okeechobee down to the Gulf of Mexico. The water is home to an abundance of wildlife including manatees, otters, dolphins and stingrays.

**Four Mile Cove:** Covering 365-acres of land, this is one of the largest preserved green spaces in Cape Coral. Visitors can rent kayaks and paddle through unspoiled wetlands or walk on the boardwalk through tropical mangroves. Keep an eye out for local wildlife!

## Recreation



### Averaging around 265 days of bright sunshine a year,

outdoor activities in Cape Coral are a must. The city is home to five golf courses, five official boating ramps and twelve boating marinas, allowing easy access to the water no matter where you live. The area also boasts 39 parks, so you can try a different spot each day of the month!

### If your family loves sports,

take a trip out to the Cape Coral Sports Complex – the city's largest athletic facility. The 52-acre park boasts five soccer fields, five softball fields, and four regulation-sized baseball fields – all of which are well lit for evening games and practices. The complex also includes three concession stands, restroom facilities, picnic shelters and playground equipment for young children.

### Spotting native wildlife

is one of the most exciting bonuses about living in Cape Coral. From the Southern Bald Eagle to the gopher tortoise, you're sure to see an array of creatures on any given day. In honor of the city's official bird, Cape Coral holds the Burrowing Owl Festival each February, where visitors can take an up close look at wild animals, walk through a butterfly tent, watch demonstrations on how to dig owl burrows, and much more.

### With more canals than Venice, Italy,

the fishing opportunities in Cape Coral are endless. With 295-miles of freshwater and 105-miles of Gulf access (brackish) water, snook, trout, tarpon and grouper are some of the fish you can find while cruising through the water. And with places like Cayo Costa, Picnic Island, Sanibel Island and Cabbage Key all within a few miles away, spending a relaxing day on a remote island is easy! Just pack your sunscreen and paradise is just a boat ride away.



Learn more by visiting: [www.MiloffAubuchonRealty.com](http://www.MiloffAubuchonRealty.com), or by calling 239.542.1075.

# Entertainment

Cape Coral offers many ways to get social! Wanting to see the latest blockbuster hit? Check out **Marquee Cinemas**, located in the heart of the Coral Wood Shopping Center with ten different movie screens and premium stadium seating, ensuring the best theater experience while you watch your favorite films.

If live theater is more your style, you can spend an evening at the **Cultural Park Theater**, the longest running community theater in Southwest Florida. This non- profit organization puts on a new series of plays every season, so there is something for everyone, no matter your age. If you're worried about becoming acquainted with the city, fear not! **Cape Coral is home to more than 250 clubs and organizations**, offering something for every walk of life. From the Rotary Club to the New Residents Club and the Boat Club, it's easy to feel instantly engaged in the community. With different outings and events held all across the city, meeting new people becomes effortless.



**Cape Coral-Lee County Public Library** is the primary library for Cape Coral, as well as one of the six regional libraries serving Lee County. It houses the system's "Humanities Collection", and also has a large meeting room, internet access, computers for public use, microform magazine archives and printers, and a busy youth services program. The library offers free programs for adults and children, including story time, craft corner, and an English Café – a chance for adults to improve upon and practice their English.



## Fort Myers

Directly across the river are countless attractions in Fort Myers. Take a walk through **Thomas Edisons and Henry Ford's winter estates** and see how these two prominent historical figures lived back in the early 1900s. Go shopping at the **Edison Mall** with anchor stores such as Macy's, Dillard's, JCPenney and Sears. Take part in a safari through the **Everglades** and keep an eye out for snakes and alligators. Visit the **Imaginarium**, see a play at the **Broadway Palm Dinner Theater**, or watch the Boston Red Sox or Minnesota Twins during their spring training at **JetBlue Park or Hammond Stadium**. Stroll the streets of Fort Myers during the many **Art Walks** held on weekends throughout the year, or listen to live music and bands at numerous pubs, restaurants, and bars in downtown Fort Myers. It doesn't matter which side of the river you're on, you're guaranteed a great time out! Check out our enewsletter for a list of events in SW Florida year-round.

# Fairs, Festivals and Block Parties



Every year Cape Coral hosts a variety of fairs, festivals and block parties. One of which is **Red, White and Boom** – a traditional event held on the Fourth of July. Families and friends come together to celebrate this day of independence by watching performances of local and national music acts, enjoying delicious food and beverages, and, of course, gazing at the incredible fireworks show at the end of the night. The event shuts down traffic to-and-from the Cape Coral Bridge and makes room for the biggest fireworks show in Southwest Florida.

Cape Coral welcomes people from all walks of life. In fact, residents often gather together to celebrate the diversity of different cultures within the city itself. In May, residents pay tribute to the Mexican culture by coming together for a **Cinco de Mayo** party downtown. Residents and visitors can sing along with traditional mariachi bands, dance with folkloric dancers, or sample different Mexican dishes.

For the past 25 years the German American Social Club has brought Munich to Cape Coral. The six-day long event is full of singing, dancing, laughter, delicious food and beverages, games and entertainment. **Oktoberfest** is fun for the entire family and a genuine tribute to the German culture.

If parties aren't your thing, take a stroll through the streets at the annual **Festival of the Arts**. Each January artists and craftsmen line the streets of downtown Cape Coral showcasing their latest creations. Typically more than 100,000 people attend the festival, proving the popularity and success of the event. Everything from paintings and sculptures to jewelry and clothes are available for purchase. Enjoy the great art, weather, and food!

Why not spend a day exploring the weekly **Farmer's Market**? Every Saturday, October through May, Cape Coral welcomes more than 100 vendors from across the state to share their latest harvest with the residents of the city. Whether indulging in a delectable baked good or cutting into a freshly-caught grouper right out of the Gulf, you are guaranteed some of the freshest food in Southwest Florida. Held in Club Square, the market also boasts the eclectic sounds of local musicians, crafts, and specially-made, hand-crafted jewelry. The Surfside Farmers' Market offers a year-round indoor shopping experience to Cape Coral, from May to November.



Perhaps one of the most anticipated events in the Cape is the annual **Boat Parade**. It's Christmas done Florida style! Each December, a procession of about 100 boats decorated in a festive holiday fashion with lights, costumes, music – and whatever else their captains can think of – sail along the canals of Cape Coral. People gather on the banks of the water to enjoy the parade and keep an eye out for Santa. **Four Freedoms Park** also provides an ideal setting to watch the illuminated vessels. The park features live holiday music, decorated trees, Christmas crafts, food and beverages. Whether you're in the parade or just watching, you're sure to have a blast.

Are you a motorcyclist enthusiast? Then you won't want to miss **Cape Coral's Bike Night!** Complete with live bands, food, drink and an amazing collection of bikes and great people, you're sure to enjoy this popular street festival. Check out the city's web site for the next Bike Night, [www.capecoral.net](http://www.capecoral.net).



# Dining and Nightlife

If you're in the mood for a one-of-a-kind cuisine, **Cape Coral is home to dozens of locally owned and managed restaurants**, like The Lobster Lady, Cork Soaker's, Slate's, (Cajun style), Fish Tale Grille, Woody's, Ceno Grille, (Italian/Greek), The New England Moorings, Bubba's Road House, Fathoms, Rum Runners, The French Press, (a fresh pastry and gelato café) Marker 92 at The Westin – Cape Coral Resort @ Marina Village, Pinchers Crab Shack, Chicago Pizza, the Monkey Bar, and Iguana Mia. Many of these tropical restaurants feature live music, a packed menu and happy hour throughout the week.

## More locally owned restaurants have been added to the mix!



Cape Coral gets funky, thanks to **Nevermind Awesome Bar and Eatery**. Named after a popular *Nirvana* album, this is a hot spot in Cape Coral for dinner and beyond. Executive Chef, Shannon Yates, provides fun and unique dishes such as volcano spring rolls, lobster-stuffed filet, and incredible mini donuts dipped in ice cream! Happy hour is Mon-Sat,

3:00pm- 6:00pm. Located @ 927 E. Cape Coral Parkway. Open Monday thru Saturday, eleven am until late.

## Ford's Garage

In downtown Cape Coral, Ford's Garage will take you back in time and reveal a 1920's service station/prohibition bar with its old style brick, dark colors, rich wood and hand-hammered copper bar top. This burger and beer joint has become a "hot spots" in South Cape. Open for lunch and dinner with full menus. Located @ 1719 Cape Coral Pkwy East. Reopening December 2017. You can also visit us on First Street in Downtown Fort Myers & Miromar Outlet in Estero.



Owned by longtime friend of Team Aubuchon, Mardi DiPalma, **Heavenly Hoagies** is home to an array of fresh deli meat and subs from Italian to Cuban. This place is bound to satisfy everyone's taste buds with specialty recipes including a homemade mayo topping! Their messy, piled high subs are a local's favorite. Located @ 1419 SE 47 Terrace, South Cape.

**The New England Moorings** is a laid back, casual dining and down to earth place to meet friends and have fun. Fish, shrimp, scallops, steaks, ribs, chicken and pork round off the menu. Their Irish cannoli is like a little piece of heaven and the homemade bread pudding is a top seller! Both topped off with sweet whipped cream. Located @ 1326 SE 16<sup>th</sup> Place, Cape Coral.

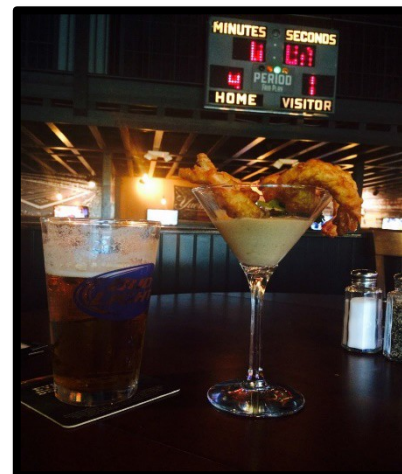
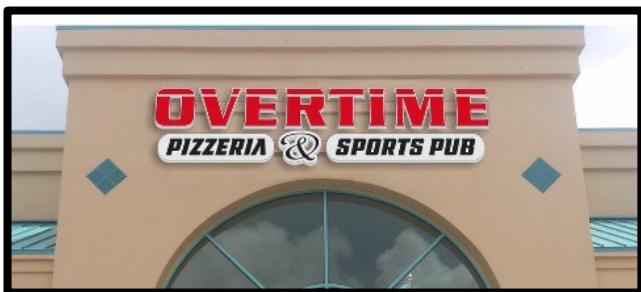


**Slate's** continues its unwavering tradition of serving only the finest, fresh, local ingredients, with every menu offering made on-site. The atmosphere created perfectly melds five-star tastes with a fun and unforgettable dining experience. Located in Downtown Cape Coral.

**Ceno Grille** is the place to go when craving Greek and Italian cuisine. Whether you dine inside or out (or take your meal to go), you'll find a full lineup of tasty dishes like stuffed grape leaves, spanakopita, or seafood asparagus (loaded with shrimp, scallops, asparagus and lump crab meat). There's always something delicious to try. This local's favorite is tucked away in a small strip center in SW Cape on the corner of Chiquita and Cape Coral Parkway.



**Overtime Pizza & Sports Pub** is a sports themed pizzeria and gathering place offering a large variety of specialty menu items and an atmosphere that will make you feel like you are hanging out in a stadium or ballpark. With dozens of flat screen TV's and a fully decked-out game room, they offer a fun-filled outing for fans of all ages! Be sure to check out overtime during football season for a great place to watch your favorite team.



**Check out more restaurants on the next pages!**



**Lobster Lady Seafood Market & Bistro** is Cape Coral's premier seafood destination and a local's favorite. Their concept is to move seafood through their market so quickly that it cannot help to be the freshest fish in the area. Located @ 1715 Cape Coral Pkwy. Call ahead for carry out, 239.471.0136.



**Ariani Ristorante Italiano** was named the state for the third consecutive year. enthusiasts alike come to enjoy special sample the outstanding selection of fine comfortable dining experience that is a

among the Top 500 restaurants in Tourists, locals, and dining Northern Italian food preparations, wines, and take in the casual and staple of Cape Coral dining.



Check out **Paesano's Italian Fresh Market**, where you can bring the taste of Italy right to your home. The market carries both imported and domestic gourmet Italian foods and creates delicious and authentic homemade Italian desserts. A local's favorite, stop in their restaurant for lunch, too!

If you're ready for a night on the town there's a place for everyone. Have a drink at **RumRunners**, toast to the sunset, and watch the sun disappear into the sky. On a balmy summer night go out for ice-cream at "**Ice Ssscreamin**" and take a walk around **Four Freedoms Park**. Be sure to check out **The Westin Cape Coral Resort @ Marina Village in Tarpon Point**. What an amazing view! Beautiful boats on the river, and the **Nauti- Mermaid Restaurant** offers great food and live music on the patio. **Duffy's Sports Grill**, is well-known for their "Drafthouse". **Ready for some dancing?** Strap on your boots and go line dancing while listening to country music at **The Dixie RoadHouse Saloon**. Blake Shelton once made an appearance...so you never know who might be next! Located in downtown Cape Coral. If you love the water, take a boat ride to your favorite waterfront restaurant on Fort Myers Beach, Sanibel, Captiva, Matlacha, Pine Island, or one of the many world-class beaches surrounding Cape Coral, and spend the evening enjoying the sunset with friends and family!

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## Education and Community Service

Lee County is home to 120 “traditional” schools and 24 charter schools.

Cape Coral public schools are part of the Lee County School System, the 9<sup>th</sup> largest district in Florida and one of the 50 largest school districts in the United States. With approximately 12,000 full- and part-time employees, the School District is the county's largest employer.



### Giving Back to the Community

Cape Coral residents are extremely passionate about bettering the community and, as a result, are involved in countless local and national charity projects. “Relay for Life” is one event that brings the community together to raise funds for cancer treatment and research. Each year, thousands of Cape Coral residents gather at a local high school to walk and raise money for cancer. With food, games, and music, teams have fun while raising funds to fight cancer and increase awareness of cancer prevention and treatment. In 2016 alone, Cape Coral raised over \$18,000 during the 24-hour event – just one example of the generosity in the Cape Coral community.

The city is also known for embracing diversity. At **Pop’s Café** in City Hall, the eatery is operated and staffed by “Special Populations”. In fact, numerous City of Cape Coral employees, who are adults with developmental disabilities, rotate job sites throughout the week. Pops Café is one of the many job and training opportunities the City of Cape Coral affords participants enrolled in the “Special Populations Program”.

Cape Coral is also home to the **Tony Rotino Senior Center**. This center provides citizens 55 years and older with social, recreational, and educational programs that sustain and improve their quality of life in the community. With computer classes, craft classes, monthly book discussions, writing classes to improve literary skills, card games, and field trips it’s easy to feel young at heart!



Cape Coral is also known as the city who continuously helps its community. **Cape Coral Caring Center** is a support system that provides money and food to people in need. This is a community that strives to help everyone!

## Public Schools

### ***Caloosa Elementary:***

620 South Del Prado Blvd  
Cape Coral, FL 33990 (239)  
574-3113

### ***Cape Coral Elementary:***

4519 Vincennes Blvd  
Cape Coral, FL 33904  
(239) 542-3551

### ***Diplomat Elementary:***

1115 NE 16th Terrace  
Cape Coral, FL 33909  
(239) 458-0033

### ***Gulf Elementary:***

3400 SW 17<sup>th</sup> Pl  
Cape Coral, FL 33914  
(239) 549-2726

### ***Caloosa Middle School:***

610 S. Del Prado Blvd  
Cape Coral, FL 33990  
(239) 574-3232

### ***Challenger Middle School:***

624 Trafalgar Pkwy  
Cape Coral, FL 33991  
(239) 242-4341

### ***Trafalgar Middle School:***

2120 Trafalgar Pkwy  
Cape Coral, FL 33991  
(239) 283-2001

### ***Cape Coral High School:***

2300 Santa Barbara Blvd  
Cape Coral, Florida  
33991 (239) 574-6766

### ***Ida S. Baker High School:***

3500 Agualinda Blvd  
Cape Coral, FL  
33914 (239) 458-  
6690

### ***Mariner High School:***

701 Chiquita Blvd Cape  
Coral, FL 33993  
(239) 772-3324

## Health, Safety and Worship

Take comfort in knowing you and your family reside in a city renowned for its lack of crime and extraordinary emergency response. Even though Cape Coral's population is approaching 200,000, it consistently ranks among the safest cities in Florida. With ten fire stations spread across 120-sq miles, and a hospital that has the

*Cape Coral Hospital is a part of the Lee Memorial Health System, which first opened its doors back in 1916. Today there are more than 9,500 employees and 4,500 volunteers to help make your stay comfortable.*

largest Emergency Department in the county, it's easy to see why the city is continually recognized for its safety and security. In fact, in 2015 Allstate released a report citing Cape Coral drivers ranked as 5<sup>th</sup> in the country for safe driving. Whether you're in your home, or on the road, you're sure to feel at ease knowing that you and your family are safe.



### Emergency Service



Cape Coral has developed highly effective solutions to combat challenges that may arise due to inclement weather.

**CERT**, a Community Emergency Response Team, allows Cape Coral Fire Rescue workers – who have been trained by Federal Emergency Management staff – to train Cape Coral residents to take care of themselves, their family and assist their immediate neighbors in case of an emergency. The class is free to Cape Coral residents and is held one night a week over the course of eight

*Cape Coral has Urgent Care Centers that pride themselves on providing you timely and cost effective health care in a comfortable setting. Open 7 days a week, these clinics are ready when you need them most.*

weeks. More than 500 people have graduated from the program, emphasizing the success and the community's interest in safety and security.

*Cape Coral is home to more than half a dozen hurricane shelters. These safe havens offer protection for families when major storms come to the area. Some shelters provide care to those with special needs and others accept family pets.*

**Faith** plays a major role in many peoples' lives and may be an important aspect when choosing where to live. With countless places of worship around the city, Cape Coral openly welcomes all denominations. From Anglican to Catholic, and Christian, Baptist to Lutheran, in English or Spanish, in a Church or in a Synagogue, there is a place for everyone. In fact, many places of worship have several locations around the city.



# The Cape Street System

Driving around Cape Coral is extremely easy once you understand the street system. The city itself is broken up into four quadrants, the center falling at the intersection of Santa Barbara Boulevard and Hancock Bridge Parkway. On the Cape Coral map, the purple line is Santa Barbara which is the east/west dividing street of the city. The north/south divider is Hancock Bridge Parkway until Santa Barbara; which then turns into Embers Parkway.

As you move away from the center of the city, the street numbers and addresses increase. House numbers and street numbers start at "0" from these lines and go up in each direction. Thus the first part of an address corresponds with the nearest intersecting street. It is also helpful to know what streets run in which direction.



**HELPFUL HINTS**

Even house numbers have Southern rear or Western exposure.

Odd house numbers have Northern rear or Eastern exposure.

Streets that run North and South:  
Boulevard • Court • Avenue • Place

Streets that run East and West:  
Parkway • Lane • Street • Terrace

Addresses South of Cape Coral Parkway have street names.

Within each quadrant, street numbers increase as you move away from Santa Barbara Boulevard or Hancock Bridge Parkway. To locate an address, first locate the quadrant (NW, NE, SE, or SW). Then review the address to locate the intersecting street. For example, 4720 SE 15<sup>th</sup> Avenue would be in the SE quadrant, located on SE 15<sup>th</sup> Avenue near the intersection of SE 47<sup>th</sup> Street/Terrace.

**Ask us for a FREE map.** Learn more by visiting: [www.MiloffAubuchonRealty.com](http://www.MiloffAubuchonRealty.com), or calling 239.542.1075.

<b>NW</b> Lane Street Terrace  Embers Boulevard <b>SW (CAP)</b> Court Avenue Place	<b>NE</b> Hancock Bridge Parkway   <b>SE</b> Santa Barbara Boulevard  <div>←</div> 17
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## Cape Bike Routes

Cape Coral, Florida's 2<sup>nd</sup> largest city by land mass, offers a very special bicycling experience with more than 90 miles of interconnected bike routes bordering nature preserves, scenic canals, marinas, golf courses and the expansive Caloosahatchee River. Where else can you cycle along safe, easy-to-navigate routes to an ecological park where you can walk or kayak through a pristine mangrove forest or to an eco-park with a bird watching tower and a butterfly house or to a marina with waterfront restaurants, ice cream/coffee shops and specialty boutiques?

Thanks to a public/private partnership and years of thoughtful planning, the city has created [seven dedicated bike routes](#) with distinctive signage, informational maps and kiosks highlighting dozens of landmarks, facilities and recreational activities you can take in on your ride.

Cape Coral is located 140 miles south of Tampa, across San Carlos Bay from Sanibel Island and directly across the Caloosahatchee River from Fort Myers.

The 122-square-mile city is ideally suited for cyclists offering:

- More than 90 miles of interconnected bike routes.
- Distinctive, easy-to-navigate signage along seven different routes.
- A 49-mile circular route around the perimeter of the city.
- More than 400 miles of beautiful canals and adjacent streets.
- More than 120 miles of bike lanes, bike paths and multi-use paths.
- Balmy, tropical weather and level terrain.
- Many opportunities to combine cycling with bird watching, kayaking, tennis or walking.
- [Bus stops](#) along the bike routes and busses with bike racks. [Bike rentals](#) are available, too.



Team Aubuchon sponsors a popular bike route in SW Cape.

**Pick up a bicycle trail brochure at our  
Real Estate Information Center,  
1811 Cape Coral Pkwy, 239.540.0826.**



# Boating and Fishing

The Cape is also home to numerous **boating marinas and ramps**, so you always have easy access to the water no matter where you live. Some of these include, but are not limited to:

- Yacht Club Boat Ramp
- Dolphin Marina
- Burnt Store Boat Ramp
- Everest Marina
- BMX Boat Ramp
- Tarpon Point Marina
- Horton Boat Ramp
- Cape Harbour Marina
- Rosen Park Boat Ramp
- Stumps Pass Marina



The **Chiquita Boat Lock**, located approximately 2.75 statute miles from the Sanibel Causeway Bridge, this lock provides access to the Gulf of Mexico from Camelot Canal and the Southwest Spreader Waterway, via the Caloosahatchee River. This lock is operated by the Marine Services Division of the Cape Coral Parks and Recreation Department to help manage boat traffic and water levels. It is the only boat lock in Cape Coral, and it is open 16 hours a day, from 6:00am–10:00pm. After-hour boaters should call the lock operator to gain admission, 239.542.5661. This lock takes approximately 3-5 minutes to get through, and holds up to 6 vessels depending on the size: up to 75' with an 18' beam. A fishing license is required if attempting to catch a fish. To obtain a license visit [www.gooutdoorsflorida.com](http://www.gooutdoorsflorida.com).

## For all things fishing, boating, and hunting in Florida:

[www.myfwc.com](http://www.myfwc.com)

Cape Coral has 250 different species of freshwater fish. This includes several rare native fish and 73 species of non-native fish (fish coming from outside the U.S. which would not have been found in Florida if not for man's intervention).

### FRESHWATER FISH

Black Bass	Catfish
Garfish	Pan fish
Pickerels	Stripers
Suckers	



### SALTWATER FISH

Tuna	Grouper
Snapper	Swordfish
Shark	Tarpon
Amberjack	Snook
Bluefish	Snapper
Dolphin	Mulletts
Flounder	Mackerels
Jacks	



# Canals and Dredging

## Cape Coral canals: Gulf access or freshwater?

### SE Cape Coral:

- Most lead to the Gulf of Mexico.
- Most lead to the Caloosahatchee River (the further north, the longer the ride to get to open water).
- Some are landlocked (freshwater and/or lake access only).
- Most canals east of Del Prado Boulevard provide direct Gulf access (no bridges to navigate under).
- Some canals require you to exit through a boat lift or lock to access open water (SW of Chiquita Blvd).

### SW Cape Coral:

- Most canals provide access to the Gulf of Mexico.
- Some are only freshwater access.
- Some require you to exit through a boat lift/lock to get to open water.

### NE Cape Coral:

- All are landlocked – meaning freshwater only – They do not provide Gulf access.
- Some provide access to large bodies of water.

### NW Cape Coral:

- Canals west of Burnt Store Road provide Gulf access.
- Canals east of Burnt Store Road are freshwater (no Gulf access).
- Canals west of Old Burnt Store Road provide direct Gulf access (no bridges to go under).

### Water Control Structures

Within these canals, there are approximately 27 water control structures (weirs) designed to:

- Control the amount and timing of freshwater discharge to adjacent marine waters.
- Create freshwater reservoirs to supply secondary irrigation demands.
- Regulate flood levels throughout the city.
- Provide storm water runoff.



**Be sure to ask us for a canal owner's manual.**

### The importance of canal dredging

The City of Cape Coral has one of the largest active canal dredging programs in the country. The dredging process removes silt and helps maintain the water quality of the salt water access canal system. Dredging also helps navigability in the waterways, and may take six to eight weeks for one segment of an 80-ft. canal. Each year the city schedules specific canals for dredging activity. See [www.capecoral.net](http://www.capecoral.net), the city's web site, for more information.





## SeaWalls, Docks and Rip Rap

When you make the choice to live on the water, you are well on your way to understanding what it means to live in paradise! Whether you build or buy an existing home, consider these options when determining your backyard look.



The best **Seawalls** start with the best seawall slabs. Stronger slabs mean less cracking and leaking over time than weaker concrete. For more information, visit [www.honcmarine.net](http://www.honcmarine.net).

A **Riprap** slope alternative consists of grading from the water's edge or property line on a 2:1 slope, placed over filter cloth. Rock sizes are typically 6-24" in diameter.

This seawall alternative is available in freshwater canals in the city of Cape Coral. RipRap shorelines are also available on both saltwater and freshwater in Lee and Charlotte counties.



**Concrete Docks** are another alternative to consider when living on the water. For more photos or to learn more, visit [www.honcmarine.net](http://www.honcmarine.net).

## Burrowing Owls



**Burrowing owls** often nest on vacant lots in rapidly developing suburban areas and may respond to disturbed soil conditions associated with early construction activities. Many people wrongly believe that it is not possible to build on a lot if burrowing owls occupy it. One of the key management practices in Cape Coral is the site inspection provided by the contractor prior to permitting. The contractor must submit a Burrowing Owl Affidavit with all building permits. All burrows on the project site must be reported on the affidavit.

If a burrowing owl nest is present on a prospective construction site, one of two scenarios can occur, depending on the proximity of the owl burrow to development. The developer must first determine if there is any way to construct the project while maintaining a protection zone with at least a ten foot radius in all directions from the burrow entrance. Building around an owl nest is the best scenario for the owls and the contractor.

If the burrow is located within the building envelope, the policy of the Florida Fish and Wildlife Conservation Commission is to issue permits to allow destruction of burrowing owl nest burrows only as a last resort and after all reasonable alternatives have been considered and determined impractical. In order to minimize the adverse impacts to the species when a nest is destroyed, the contractor or homeowner is strongly encouraged to place a “starter burrow” some place on the property. For more information, visit [www.capecoral.net](http://www.capecoral.net).

## Eagles Nests

**Southern bald eagle**, osprey, roseate spoonbill, egret, ibis, great blue heron and the brown pelican are a few examples of the many birds found in this area. The terrestrial communities have been the most disturbed by growth, but on any given day one may possibly see animals and birds such as raccoons, rabbits, squirrels, bobwhite quail, white ibis and ground doves. In addition to the bald eagle, terrestrial communities in Cape Coral are also home to endangered or potentially endangered species, including the burrowing owl, gopher tortoise, and the eastern indigo snake.

A permit is not required to conduct any particular activity, but is necessary to avoid liability for take or disturbance caused by the activity. Therefore, any land altering activity within 660 feet of an active or alternate bald eagle nest that cannot be undertaken consistent with the FWC Eagle Management Guidelines may require a FWC Permit. The FWC will issue an eagle permit where the applicant provides minimization and/or conservation measures that will advance the goal and objectives of this management plan. The following units (specific sections of Cape Coral) may be affected by eagle management zones:

28, 50, 54, 63, 70, 89, 92, 94, 95.



Contact the City website, [www.capecoral.net](http://www.capecoral.net), to see if your parcel is located within an eagle zone. To check if the property falls within an eagle zone prior to purchasing property, go to the City of Cape Coral’s Planning and Growth Management Division, or give us a call, 239.542.1075.

# Cape Coral Real Estate

## Home buying economics

Cape Coral has always been a haven for home buyers, with homes built in an array of architectural styles and priced in every range. With spacious and airy single-family homes designed for outdoor living to cozy condos with maintenance free lifestyles, Cape Coral has a neighborhood for every taste no matter your stage in life.

## Boat from your backyard

Residents call it paradise, and visitors call it a marvel. But home buyers attracted to this coastal community call it "The Waterfront Wonderland". More than 400 miles of navigable canals ribbon the community. Lakes and marina-like basins dot the land, making waterfront living and boating a way of life from your backyard. Be sure to ask for a **Canal Owner's Manual** for complete information about living on the water.

The Cape's intricate canal network grew out of a decades old system of clearing waterways and using the dredged materials as landfill for home sites. Today, Florida's environmental regulations prohibit the creation of new finger canals, so Cape Coral is considered a final frontier in waterfront development.

## Attractive prices

Homes on and off the water range from modest to magnificent; rental to ranches, condos, estate-style and multi-family homes. Off water and canal front lots vary dramatically, depending on location, canal width (anywhere from 80 to 200 feet), fresh or saltwater, and distance to the river and Gulf of Mexico.

## Homes for all personalities

Many newcomers find their dream homes in the resale market. However, some choose to build new homes they can customize to their personality and lifestyle.

Contact [www.TeamAubuchon.com](http://www.TeamAubuchon.com) for more information.



SW Florida homes come in a wide range of styles, from Spanish influenced Mediterranean style to ultra-modern to traditional looks. If you can dream it, Team Aubuchon can build it! Condominiums range from one and two bedroom models to elegant penthouses with spectacular water views.

From vacation retreats to your retirement dream home, the residential choices in Paradise include something for everyone.

## Homestead exemption

Homeowners who live in their homes full time (six months and a day each year) qualify for Homestead Exemption, which typically can reduce property taxes. Homeowners must take residence before January 1 of the year to be exempted. For information and application dates, call the Property Appraiser's Office in Lee County at 239.339.6100.

### Did You Know

- You may find fish and wildlife in your canal.
- Fishing and boating in canals is very popular.
- There are 400 miles of canals:  
295 Freshwater and 105 Gulf Access (brackish).
- Get a free Canal Owner's Manual, [Cape Coral Canal Owner's Manual](#).



## Cape Coral Communities



Cape Coral has countless communities spread across its 120-square miles. One of which is the continuously developing **Tarpon Point Marina**. This deep water marina has 175 wet slips for vessels up to 75 feet as well as direct access into the Gulf of Mexico and the Intracoastal Waterway.

The lifestyle and aquatics center has a resort style pool and spa, a junior-olympic size lap pool, a lawn concert amphitheater, bocce and horseshoes, a 25,000 sq.-foot sun deck, a tropical bar and eatery, dry saunas, a fitness center, tennis courts, walking trails, concierge services, and much more.

Miloff Aubuchon Realty Group has partnered with The Westin Cape Coral Resort at Marina Village and is offering great rates exclusive to their customers and visitors. Call 239.542.1075 for our **exclusive discount code**.



At the heart of this spectacular neighborhood is **The Westin Cape Coral Resort at Marina Village**, offering top quality amenities, including four star waterfront views, resort amenities such as room service, housekeeping and concierge services. Experience flawless service in their sleek tower of guest rooms and suites with sweeping views of the Caloosahatchee River, San Carlos Bay and the Gulf of Mexico.

Enjoy **The Shops at Marina Village** by indulging in fashionable shopping and waterfront dining. Discover the pinnacle of sophistication within the dazzling waterfront community of Tarpon Point Marina!



**Pinchers Crab Shack** has a spot here at The Westin. Serving up fresh seafood such as: jumbo lump crab cake, grouper tacos, and for dessert, homemade key lime pie. Located @ 5991 Silver King Blvd.



**Cape Harbour** is an incredible yachting and boating gated community which consists of three unique enclaves, offering a luxurious lifestyle. Whether you prefer a sophisticated villa, luxury condominium or a dazzling custom estate home, you're sure to find your getaway.



**Elegant gables, arched entrances, wrought iron grillwork** and tile roofs are the architectural trademarks that bring a touch of the Mediterranean to Cape Harbour. Surrounded by a 7,000-acre nature preserve, the tranquil community truly takes hold of the Florida lifestyle.

The community also boasts several popular restaurants such as **Fathoms** offering live music, and **RumRunners** on the water. Cape Harbour also features shopping, a clubhouse, boathouse, a marina pool and much more. Make the move to Cape Harbour and you'll be living your vacation every day!



#### **Gated Communities**

- Island Cove Condominiums
- Bella Vida Blue
- Water Condominiums
- Burnt Store Marina
- West Cape Estates
- Cape Harbour
- Heatherwood Lakes
- Sandoval
- Cape Royale
- Coral Lakes
- Van Loon Common
- Trafalgar Woods



## Cape Coral Golf Courses

Southwest Florida is home to more than 100 golf courses. With 9, 18, and 27-hole courses, you're filled with options so you can play to your heart's desire. Many of the courses offer a variety of different lakes, bunkers and difficulty levels, so whether you're a beginner or a professional, you're sure to find the perfect place that presents you with just the right challenge! Be sure to check out these local courses:

- Coral Oaks Golf Course
- Hunters Run Executive Course
- Palmetto-Pine Country Club (Private)
- Magnolia Landing
- El Rio Golf Club



### **The Golf Club at Magnolia Landing**

Located in North Fort Myers, the stunningly beautiful greens and fairways of The Golf Club at Magnolia Landing offers one of the most exciting golf experiences of any private country club. Nature's splendor is the backdrop for an exquisitely designed course that meanders through natural pine forests and oak groves. To enhance the experience, golf members enjoy the pleasures and privileges of a 10,000- square foot Golf Club, with a friendly, inviting ambience. Overlooking the 9th and 18th greens, the Golf Club offers a place to share good times and great golf. Look for a grill, pro shop, personal lockers, and warm, friendly service.





# Down to Business

10 Top Reasons why Cape Coral is the right fit for your business.



## Land of Opportunity

Your market is here! With all the tools you need for business - educated and available workers, plenty of office, retail and industrial properties, an award- winning mid-hub international airport within 20 miles, and affordable workforce housing, Cape Coral is right for your business.

## Talented Workforce is Ready

More than 50 percent of the population is age 43 or younger and the median age is 43.6. Cape Coral has a nationally recognized mix of Florida workforce development programs and its mixed population of young and mature (45-60 year olds) residents provides a pool of both experienced and educated workers for the economy. Lee County is home to one of the fastest-growing populations in the nation. Research projects a 9 % increase in Southwest Florida's 25 to 54 age group by 2020, compared to 4 % across the state of Florida. Lee County's population is expected to grow at an average of 1.8 % percent per year.

In the last 10 years, Cape Coral/Fort Myers area has been one of the fastest-growing metro areas in the United States – and that trend looks to continue. Lee County's population grew by more than 7% between 2010 and 2015 and is now dominated by working-age people. The county's 18-24 year old population – those available to enter the workforce – is growing about twice as fast as that of Florida and many times faster than the United States. Businesses can choose from nearly 500,000 skilled workers from the tri-county area. [Lee County Economic Development Office](#) (April, 2016)



## Strategic Location

Cape Coral is the midpoint city between Tampa and Miami. Almost 75 % of Florida's population is within 150 miles of Cape Coral and easily accessible via I-75. The Cape is 6 miles from I-75 and even closer to U.S. 41. Southwest Florida International airport is only 17 miles away.

## Investment Opportunities

With a total of 122 square miles of land, Cape Coral is the 2nd largest city in Florida in terms of land mass. The city offers three distinct investment zones (City Centrum, Pine Island Road Corridor and Downtown CRA), two industrial parks and two Free Trade Zones. These areas offer approximately 3,844 acres for commercial/industrial land.



### Resource Availability

Cape Coral has undertaken a utilities infrastructure program to provide water, sewer, and irrigation services to every parcel within the city. The Reverse Osmosis plant in Cape Coral offers a plentiful and reliable supply of potable water. Roadways are established and traffic flows easily. Telecom companies provide fiber optics and other advanced services all over the Cape.

### Competitive Cost of Living

The City of Cape Coral (as well as all of Florida) has no personal income tax. The median home sales price as of May 2016 is \$201,000. The median household income for 2016 is estimated at \$69,620. Median prices in Fort Myers-Cape Coral have increased year-over-year, foreclosures are down, inventory is lower, new home construction is up, and foreign buyers are attracted to the area's real estate prices. Residents enjoy low taxes, efficient city services, and a positive economic climate.

### Tropical Lifestyle / Waterfront Living

Take pleasure in Cape Coral's tropical lifestyle. The city has 400 miles of freshwater and saltwater canals, gulf access, waterfront sports, community activities and low crime rates.

### Emerging Clusters

The city's business community includes emerging clusters such as health related services, professional business services, aerospace, marine fabrication, defense contracting, and transportation.

### Pro-Business Attitude

The City of Cape Coral's Economic Development Office works to create a pro-business climate that helps businesses to succeed and grow. Cape Coral ranked as the No. 2 "Best City for Future Job Growth" (Forbes 2015).



### The Community Redevelopment Agency (CRA)

Their mission is to facilitate the emergence of a vibrant urban village where people of all ages will live, work, shop, and be entertained. This organization also promotes business in the district with an active marketing program that includes advertising and special events, and assists in the development of these projects through improvements to infrastructure, such as storm water, traffic improvements, utility upgrades and public amenities.

Recent reports indicate the Cape is a prosperous location for business owners, families, and retirees. It's the right time to buy and the right time to live in a safe and beautiful environment. In a competitive real estate market, Cape Coral is the perfect place to snag your dream home in one of the most desirable areas to live.

Contact one of our **Commercial Real Estate Specialists** by calling 239.542.1075.

## Aubuchon Team of Companies

**Aubuchon Team of Companies** is Southwest Florida's dominant leader in luxurious innovative design, superior construction and widely diversified real estate solutions. Empowered, community-minded employees and business partners provide uncompromising service guaranteeing life-long customer relationships. **Team Aubuchon** strives to make every customer a "Raving Fan".

**Looking for affordability? Sterling by Aubuchon** has redefined what it means to build a dream home. With affordability and value difficult to find in any other home in a similar price range, these well thought-out designs were created with today's savvy home buyer in mind, revealing the ultimate use of space and maximum flexibility. This collection of plans is ideal for families of all sizes, or couples ready to retire. Look for ensuite bathrooms, wine lounges, oversized outdoor living areas, in-law suites, and more.

**Aubuchon Homes** has been creating total custom dream homes across Southwest Florida for nearly 25 years and is one of the premier luxury builder in Southwest Florida. With countless award-winning designs, opulent décor, and picturesque views, these custom-created homes are sure to exceed even your idyllic dream designs. Meet with our in-house architectural designers to see your vision turn into reality.

Only **Miloff Aubuchon Realty Group** offers their clients a unique one-stop shopping experience for all of their real estate interests including **residential, rentals, and commercial**. They provide services such as mortgage, title services, insurance, along with an interior design center - all under one roof. These services allow the sales team to make the process of buying or selling a home simple and convenient for their clients. Whether it's a home purchase, sale, annual or vacation rental, they serve their clients with integrity and professionalism.

Ready to vacation in paradise or try out the Florida lifestyle? **Miloff Aubuchon's Rental Division** offers flexible leases in all price ranges and time frames, from **weekly to annually**. With homes on or off the water, condominiums, apartments, and duplexes, they will help you find the right home. Own a home and **looking to rent** it? Their team can take care of all your property management needs, whether they are long or short term.

**Evaluations by Aubuchon** Their in-house Interior Designers will complete your home building journey by designing and decorating the home of your dreams. From space planning to selecting all your furnishings, wall and floor coverings, window treatments, and fabrics, their licensed designers will create the perfect home to fit your lifestyle. Looking for a room makeover? They will work with your treasured items to create a fresh, new look.



Maps call it "City of Cape Coral". Residents call it "Paradise". Learn more by visiting [www.MiloffAubuchonRealty.com](http://www.MiloffAubuchonRealty.com), calling 239.542.1075 or **visit the Real Estate Information and Aubuchon model home center**, located at 1811 Cape Coral Parkway, 33904.



## Relocation Utility Services

Our goal is to make the move into your new home as smooth as possible. This information sheet includes important phone numbers to help ease your transition. Keep in mind many services may be initiated, transferred, and paid online. Some services may require a deposit. Additional information is available on each service provider website.

### **ELECTRIC SERVICE:**

**Cape Coral** Lee County Electric Cooperative (LCEC)

[www.lcec.net](http://www.lcec.net)

239.656.2300

800.599.2356

Fax: 239.995.4287



**Fort Myers** Florida Light & Power (FPL)

[www.fpl.com](http://www.fpl.com)

239.334.7754



### **WATER SERVICE:**

**Cape Coral** City of Cape Coral

[www.capecoral.net](http://www.capecoral.net)

239.574.0868



**Fort Myers** City of Fort Myers

[www.cityftmyers.com](http://www.cityftmyers.com)

239.321.8100



### **CABLE:**

**Cape Coral & Fort Myers** Comcast Cable

[www.comcast.com](http://www.comcast.com)

800.266.2278



**Cape Coral & Fort Myers** CenturyLink

[www.centurylink.com](http://www.centurylink.com)

800.366.8201



**REFUSE SERVICE:** Waste Pro

**Cape Coral & Fort Myers**

[www.wasteprousa.com](http://www.wasteprousa.com)

239.945.0800



**The city of Cape Coral provides refuse containers and recycle bins at your request.**

**U.S. POST OFFICE:** Pick up a change of address form at any US Post Office branch or change your address online at

[www.USPS.com](http://www.USPS.com)