

MORTGAGE



**MILOFF
AUBUCHON
REALTY GROUP**

JOIN US

HOMETOWN HEROES HOUSING PROGRAM

INFORMATIONAL SESSION



FREE
EVENT



LIMITED SEATING

REGISTER
TODAY



September 14th

5:30pm–7:00pm

4707 SE 9th Pl

Cape Coral, FL 33904

50+ FRONTLINE JOBS QUALIFY

- Learn about eligibility and requirements
- Down payment and closing cost assistance
- Benefits of buying vs. renting

**UP TO
\$25,000**

Southwest Florida

PROPERTY *Finder*

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

SEPTEMBER 2022

FEATURED PROPERTY | 4303 SW 25th Pl, Cape Coral

Scan
to view more
properties!



**OPEN
HOUSE**
Dates Inside!

**MILOFF
AUBUCHON
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Cape Coral / Fort Myers / Estero / Bonita Springs / Naples

OPEN HOUSES

4303/4225/4221 SW 25th Pl, CC



3 MOVE-IN READY HOMES

5 BR, 5 BA custom built modern home with Gulf access. Features include metal roof, impact windows/doors, European style custom cabinetry, waterfall edge island w/ the highest quality quartz, stainless steel appliances, summer kitchen, pool with sun shelf & more! Start living the dream now!

Offered @ \$1,600,000

OPEN HOUSE @ 4303 SEPTEMBER 3, 10, 17, 24 (11-4) | 4, 6, 9, 11, 18, 21, 25 (12-4)

Call Tiffany Packard @ 239.989.3198

2200 El Dorado Pkwy W, CC



GULF ACCESS LUXURY LIVING

3 BR + den, 2.5 BA Gulf access pool home located in the prestigious and highly desired waterfront community of Cape Harbour. Features include a paved driveway, double glass entrance door, new floors & baseboards, triple sliders & so much more! Hop on your boat and visit the various beaches and waterfront restaurants!

Offered @ \$2,285,000

OPEN HOUSE SEPTEMBER 1, 2, 20, 22, 23 (12:30-4:30) | 3, 5, 10, 12, 13, 15, 17, 26, 27, 29 (11-3) 4, 6, 7, 11, 14, 16, 18, 21, 25, 28, 30 (1-4) | 8, 9, 24 (12-4)

Call Jeff Miloff @ 239.565.0831

1810 SW 39th Ter, CC



NEWLY BUILT

4 BR, 2 BA newly built pool home with Southern exposure is everything you are looking for. Features include white 43" cabinets, granite countertops, stainless steel appliances, paved screened in lanai, privacy fence & more! Your outdoor area is what SWFL living is all about!

Offered @ \$799,900

OPEN HOUSE SEPTEMBER 1, 2, 21 (12:30-3:30) | 4, 5, 19, 20 (1-5) 6, 9, 11, 13, 16, 18, 25, 27, 30 (1-4) | 23 (11-3)

Call Jeff Miloff @ 239.565.0831

2627 SW 2nd Pl, CC



CONVENIENTLY LOCATED

3 BR, 2 BA conveniently located home ready for immediate occupancy. Features include new kitchen appliances, remodeled bathrooms, fenced backyard & more! Quick access to grocery shopping, dining, entertainment, and recreational areas!

Offered @ \$401,900

OPEN HOUSE SEPTEMBER 2, 4, 8, 9, 11 (12-4) | 6 (1:30-4:30) | 10 (10-2)

Call Jeff Miloff @ 239.565.0831

5706 Cape Harbour Dr #110, CC



FIRST FLOOR CONDO

2 BR + den, 2 BA 1st floor condo in the highly desired marina view condos at Cape Harbour. This unit has a bonus room that is glassed in and can be used as den, office, workout room, or a sitting room. Living in Cape Harbour is like being on vacation every day.

Offered @ \$765,000

OPEN HOUSE SEPTEMBER 3, 17 (11-2) | 10 (1-3) | 23 (12-2)

Call Bryan Keane @ 239.410.0809

5781 Cape Harbour Dr #1303, CC



ENDLESS VIEWS

2 BR, 2 BA 13th floor condo with endless views. Take the elevator to the community restaurants, bars, entertainment, boutiques, coffee shop & so much more! This luxury condo is being offered turkey!

Offered @ \$569,000

OPEN HOUSE SEPTEMBER 10, 11 (10-3)

Call Bryan Keane @ 239.410.0809

AVAILABLE HOMES

1202 SE 21st St, CC



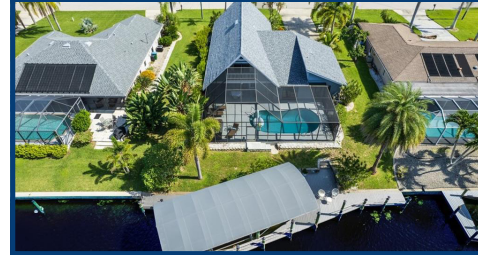
SOUTHERN EXPOSURE

3 BR, 2 BA Southern exposure pool home. Features include almost 2,000 sq. ft. of living space, vaulted ceilings, spacious family room, lots of cabinet space in the kitchen & so much more. Great central location close to everything you need to make it your own slice of paradise!

Offered @ \$500,000

Call Tiffany Packard @ 239.989.3198

2126 SE 10th Ter, CC



DIRECT GULF ACCESS

3 BR + den, 2.5 BA direct Gulf access 1.5 story home. Features include one master room on each floor, roof replaced in 2019, heated pool, a boat dock, first floor is tile & more! Start living the SWFL dream!

Offered @ \$750,000

Call Michele Schafer @ 239.292.7370

5304 SW 28th Pl, CC



DESIRABLE NEIGHBORHOOD

3 BR, 2 BA home located in one of the most desirable neighborhoods in Cape Coral, Peninsula Point. Features include a Western rear exposure, open great room floorplan, tile flooring throughout, new roof in 2020, pool & spa, a large covered lanai & more! Quick access to the Gulf!

Offered @ \$1,150,000

Call Terry Mell @ 239.823.0442

1713 Savona Pkwy W, CC



CUSTOM BUILT HOME

4 BR, 2 BA brand new modern custom-built home. This immaculate gulf access home boasts over 2400 sq ft. Prepare to be impressed with oversized interior doors, tray ceilings in every room, a full stainless steel appliance package, quartz countertops, impact windows/doors, custom pool/spa & more! You don't want to miss this opportunity to own one of the most unique homes in Cape Coral!

Offered @ \$1,390,000

Call Matt McNabb @ 239.989.1845

2306 SW 51st St, CC



SOUTHERN EXPOSURE

3 BR, 2 BA home offers Southern rear exposure overlooking the Eternity Canal. Features include stainless steel appliances, tile & vinyl flooring, new AC, impact windows & doors, large covered lanai, oversized heated pool & more! The composite captain's walk along the canal is 80 feet long and features a beautiful seating/tanning area for soaking up the Florida sunshine.

Offered @ \$995,000

Call Terry Mell @ 239.823.0442

3037 SW 10th Pl, CC



GREAT LOCATION

3 BR + den, 2 BA pool home in a great location. Features include a brand new roof, white cabinetry in the kitchen, large pantry, triple door sliders in the living room, garage equipped with shelves & so much more! Enjoy everything SWFL has to offer!

Offered @ \$459,990

Call Lynn Hesselbach @ 239.985.9092

1517 SW 58th St, CC



LAGOON STYLE POOL

4 BR, 4 BA turnkey home with expansive indoor & outdoor living. Features include a lagoon style heated pool w/waterfall, wrap-around dock, 25k boat lift, all rooms are oversized, tropical landscaping & so much more! No locks or bridges to open water!

Offered @ \$1,750,000

Call John Ellwood @ 239.229.9904

3297 Milwaukee St, Port Charlotte



FAMILY FRIENDLY NEIGHBORHOOD

3 BR, 2 BA move-in ready pool home in a family friendly neighborhood. Features include new roof in 2021, tile flooring in living areas, stainless steel appliances, new carpet in owners suite, freshly painted interior, heated pool, fenced in backyard & more! Just a short drive to white sandy beaches, shopping, dining & everything SWFL has to offer!

Offered @ \$395,000

Call Sarah Giuliano @ 862.324.2656

527 Keenan Ave, FM



WELL-MAINTAINED POOL HOME

3 BR, 2 BA well-maintained pool home on oversized lot. Features include stainless steel appliances, updated owner's bathroom, above ground hot tub, covered patio & expansive screened lanai, exterior camera system, fenced backyard & more! This home is located in the heart of the beautiful tree lined Riverside of McGregor Corridor.

Offered @ \$515,000

Call Tiffany Packard @ 239.989.3198

415 SE 17th St, FCC



WATERFRONT POOL HOME

4 BR, 2.5 BA waterfront pool home with beautiful landscaping. Features include new AC in 2021, fresh paint on the exterior, granite counters, large pool w/ cascading waterfall, additional covered patio, completely fenced & more! Enjoy the mango trees, banana, coconut & lychee trees from your backyard!

Offered @ \$740,000

Call Tiffany Packard @ 239.989.3198

5029 SW 11th Ct, CC



GULF ACCESS

3 BR + den, 2 BA direct Gulf access home. Features include new tile roof in 2020, composite dock with captain's walk, brand new canopy & 10 lb. boat lift, resurfaced pool in 2022 & so much more! Sit back and enjoy your custom lanai and pool area furnished with everything you need to relax and entertain.

Offered @ \$1,075,000

Call Patty McGuire @ 239.333.9301

5781 Cape Harbour Dr #904, CC



LUXURIOUS CONDO

3 BR, 2 BA 9th floor condo in the luxurious condo community of Cape Harbour. Features include captivating marina views, an open floor plan, granite counters, stainless steel appliances & more. With resort style living, you will be able to walk to shops, fine dining and entertainment.

Offered @ \$745,000

Call Jeff Miloff @ 239.565.0831