

DISCOVER LIFE ON THE WATER

Townhomes and Villas from the \$600s



Marina Villas is a boutique luxury real estate development set inside Cape Coral's most luxurious marina. Our premier private community is an ideal locale for anyone who loves high-end living and the boating lifestyle. The water views surrounding you and the leisurely pace of Florida Gulf Coast living are a form of art all of its own.

Offering diverse residences for any lifestyle, choose from 1-story villas and 2 and 3-story townhomes offering 1 or 2-car garages. Construction is underway and our first homes are on schedule for delivery in early 2023.


MARINA VILLAS
AT CAPE HARBOUR

844-900-1769 | MARINAVILLASFL.COM

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OPEN HOUSES

4622 SE 20th Ave, CC



SAILBOAT ACCESS

4 BR + den, 3.5 BA sailboat access newly built in 2019 home. Features include tile flooring, built in coffee bar/dinette, contemporary hardware & plumbing fixtures, large heated pool, integrated spa, sun shelf w/built in loungers, paved pool deck, summer kitchen & more! Boaters will love the composite captains walk with two boat lifts.
Offered @ \$2,500,000
OPEN HOUSE FEBRUARY 19, 24, 26 (12-3)
Call Tiffany Packard @ 239.989.3198

2200 El Dorado Pkwy W, CC



AVAILABLE FOR IMMEDIATE OCCUPANCY

4 bed, 2.5 bath, 3 car garage gulf access, pool home located in the prestigious and highly desired waterfront community of Cape Harbour. Completely remodeled inside and carefree living with brand new roof, kitchen appliances, pool cage and electrical panels. Open floor concept allows for breathtaking preserve views from any area of the house. Large kitchen to entertain dinner parties of all sizes. Your new home awaits!
Offered @ \$2,285,000
OPEN HOUSE FEBRUARY 2, 17, 24 (12-3) | 3, 15, 23 (1-5) | 4, 25 (11-4) | 5, 10, 11, 18, 19, 26 (1-4) | 6 (11-2)
Call Jeff Miloff @ 239.565.0831

2569 SW 27th Ave, CC



GULF ACCESS

3 BR, 2 BA perfectly maintained direct Gulf access home with no bridges. Features include an open floor plan with high ceilings, composite dock and 10 lb. lift, pool & Jacuzzi, new pool cage, new flooring in guest bedrooms & more. A must see!
Offered @ \$769,000
OPEN HOUSE FEBRUARY 4, 13, 14 (2-5) | 7 (10:30-1:30) | 8 (4-7) | 9, 25 (12-3) | 11, 27 (10-2) | 24 (11-3)
Call Maddie Spears @ 239.826.1169

LUXURY HOMES

5866 Shell Cove Dr, CC



FUNKY FISH HOUSE

3 BR, 3 BA beautiful Funky Fish House located in Cape Harbour. Features include an elevator, stunning sunset views from the multiple decks, 20,000 lbs. boat lift & boat dock, bonus room at dock level, tile throughout, wood shaker cabinetry, quartz countertops & so much more! Enjoy everything SWFL has to offer.
Offered @ \$1,630,000
Call Rhonda Milligan @ 239.850.1359

5764 Staysail Ct, CC



BEAUTIFUL WATER VIEWS

Beautiful 5 BR, 5.5 BA home located in The Estates of Cape Harbour, one of the most sought-after waterfront communities. Features include a custom chef's kitchen with top-of-the-line appliances, heated tiered saltwater pool with spa, summer kitchen, 2 fireplaces, composite decking, Captain's Walk, and a lift with a worm driver lift system & so much more! It offers amazing water views.
Offered @ \$4,475,000
Call Michele Schäfer @ 239.292.7370

5326 Sands Blvd, CC



NEWLY BUILT

3 BR + den, 3.5 BA newly built home in one of Cape Coral's gorgeous neighborhoods. Features include an open concept floorplan, outdoor kitchen, gas fire pit, pool bath, outdoor shower, electric hurricane shutters, 10,000 lb boat lift, kayak lift & so much more. Quick access to the Gulf!
Offered @ \$2,199,777
Call Joe Parker @ 817.845.4997

2812 SW 46th Ter, CC



COMPLETELY REMODELED

3 BR, 2 BA completely remodeled Gulf access home located in a highly desirable neighborhood. Features include granite counter tops, contemporary vanities and chrome fixtures, kitchen with high-end cabinets and granite, a new roof, tile floors throughout, new water heater, new composite boat dock with a spacious deck and Tiki hut & more. Enjoy the stunning sunsets from your own home!
Offered @ \$1,200,000
Call Mike Sasse @ 239.410.6296

6061 Silver King Blvd #506, CC



END UNIT CONDO

3 BR + den, 3.5 BA end unit condo in the heart of Cape Coral. Features include impact windows & doors, 3 balconies overlooking the Caloosahatchee river, tile throughout, stainless steel appliances, remodeled master bath & more! Host a BBQ for your friends near the resort style pool.
Offered @ \$1,795,000
Call Bryan Keane @ 239.410.0809

1713 Savona Pkwy W, CC



CUSTOM BUILT HOME

4 BR, 3 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

1027 NW 38th Ave, CC



UNDER CONSTRUCTION

3 BR, 3 BA under construction home in the fast growing NW area of Cape Coral. This direct Gulf access home has an estimated completion date of January 2023. Don't miss this opportunity
Offered @ \$1,399,999
OPEN HOUSE FEBRUARY 16, 23 (12-3) | 17, 19, 26 (1-4) | 18 (2-5)
Call Lynn Hesselbach @ 239.985.9092

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 FEBRUARY 11, 12 (2-5) | 16 (1-4)
Call Jeff Miloff @ 239.565.0831

4225 SW 25th Pl, CC



MOVE-IN READY HOME

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 @ \$1,575,000
OPEN HOUSE FEBRUARY 4, 11, 18, 25 (11-3) | 25, 26 (10-1)
Call Tiffany Packard @ 239.989.3198

AVAILABLE HOMES

5240 SW 2nd Pl, CC



SAILBOAT ACCESS

3 BR, 2 BA sailboat access pool home in a highly desirable area of SW Cape Coral. Features include upgraded granite and a breakfast bar, large family room with a fireplace, composite dock with captain's walk, tiki hut and 10,000 lb boat lift & more. The perfect location for boating and shopping at Tarpon Point Marina.
Offered @ \$799,000
Call Rhonda Milligan @ 239.850.1359

5793 Cape Harbour Dr #711, CC



RESORT LIFESTYLE

3 BR, 2 BA luxury condo being sold turnkey. Features include granite counters, wood cabinetry in kitchen, plank tile, impact windows and sliding doors, new AC, new water heater, additional private lanai, garage parking & more! Live the resort-like lifestyle in paradise.
Offered @ \$749,500
Call Bryan Keane @ 239.410.0809

5327 SW 11th Ct, CC



PRIME LOCATION

3 BR, 2 BA sailboat access pool home in a prime location. Features include a composite dock & lift w/captains walk & canopy, covered patio and sundeck. This home was flooded by hurricane Ian and the drywall has already been removed. Perfect opportunity to remodel to your liking!
Offered @ \$625,000
Call Ashley Clark @ 239.841.0780

836 Miramar Ct, CC



WATERFRONT LUXURY HOME

3 BR + den, 3 BA direct Gulf access luxury home. Features include a heated pool & spa, a Southern exposure, impact doors & windows, outdoor kitchen, kitchen has custom cabinets & so much more! Start living the SWFL dream.
Offered @ \$2,399,000
OPEN HOUSE FEBRUARY 2, 6 (12-4) | 4, 5, 12, 19, 26 (10-4) | 9, 16, 17, 22, 23 (10:30-1:30) | 18 (11-4) | 20 (12-3)
Call Larry Jones @ 239.672.1523

5431 SW 6th Ave, CC



GULF ACCESS

3 BR, 3 BA Gulf access home on Lake Britannia. Features include natural quartzite counters, update baths, stylish paver driveway, heated Infinity pool & spa, new flat tile roof in 2021, 13,000 lb boat lift & captains walk & more! Move-in ready!
Offered @ \$1,450,000
OPEN HOUSE FEBRUARY 17 (12-3)
Call Tiffany Packard @ 239.989.3198

2540 Valparaiso Blvd, NFM



WELL-MAINTAINED HOME

3 BR, 2 BA well-maintained home in the community of Herons Glen. Features include new carpets, plantation shutters throughout, granite counters, stainless steel appliances, tile roof & more. Herons Glen is a low maintenance, active adult community featuring championship 18-hole golf course, walking trails, resort style pool & more.
Offered @ \$415,000
Call Tiffany Packard @ 239.989.3198

5793 Cape Harbour Dr #720, CC



SOLD TURNKEY

3 BR, 2 BA condo in the desirable high rise towers of Cape Harbour being sold turnkey. Features include living area and kitchen renovations, large screened-in balcony & more. Cape Harbour boasts resort-like amenities, a marina, shopping and dining!
Offered @ \$825,000
Call Rhonda Milligan @ 239.850.1359

1052 Winding Pines Cir #205, CC



LAKE VIEWS

2 BR + den, 2 BA immaculate condo with lake views. Features include granite kitchen and bath counters, upgraded cabinets, detached single-car garage, helping/hanging racks in the front entry, custom window treatments throughout & more. Don't miss this opportunity!
Offered @ \$335,000
Call Marlene Cohn @ 239.789.3737