

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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Southwest Florida

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OPEN HOUSES

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!
\$2,285,000

OPEN HOUSE MARCH 1, 11, 17, 21, 28 (11-3) | 2, 8, 15, 24, 29 (2-5) | 3, 4, 7, 10, 14, 16, 22, 23, 30, 31 (12-4) | 5, 6, 12, 18, 19, 25, 26 (1-4)
Listed by Jeff Miloff

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!
\$799,900

OPEN HOUSE MARCH 10 (11-3) | 12, 19 (12-4)
Listed by Jeff Miloff

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!
\$1,450,000

OPEN HOUSE MARCH 10, 12 (12-3)
Listed by Tiffany Packard

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!
\$1,575,000

OPEN HOUSE MARCH 10, 11, 17, (12-3) | 25, 26 (10-1) | 29 (10-2)
Listed by Tiffany Packard

1027 NW 38th Ave, CC

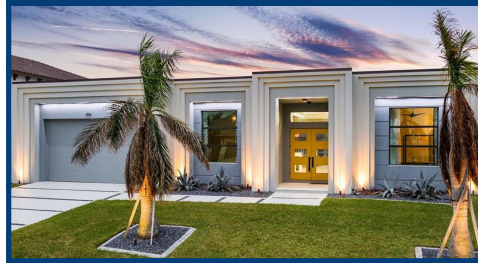


UNDER CONSTRUCTION

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
\$1,399,999

OPEN HOUSE MARCH 7 (1-4) | 12 (2-5)
Listed by Lynn Hesselbach

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.
\$2,399,000

OPEN HOUSE MARCH 5, 6, 12, 17, 18, 25, 26, 27 (10-4) | 9, 16, 20, 30 (12-4) | 10, 11 (1-5) | 19, 31 (12:30-3:30) | 23 (1-4) | 24 (12-3)
Listed by Larry Jones

Call us at 239.542.1075

2219 NE 5TH Ter, CC



WATERFRONT HOME

4 BR, 2 BA waterfront home offered turnkey. Features include tile throughout, kitchen has granite countertops, screened lanai with direct access to the guest bathroom, outdoor living area is partially fenced & features privacy hedge & more! Launch your kayak and enjoy everything SWFL has to offer!
\$475,000

OPEN HOUSE MARCH 27 (1-4)
Listed by Tiffany Packard

1634 NE 34th St, CC

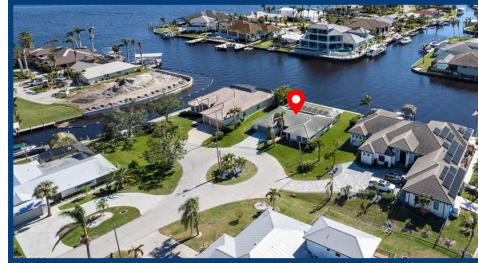


BUILT IN 2020

3 BR, 2 BA amazing home built in 2020. Features include tile in main living areas, kitchen has stainless steel appliances, cobblestone driveway, large screened-in lanai, fire pit & more. This home is nestled in a rapidly growing area of Cape Coral. Don't miss this opportunity.
\$325,000

OPEN HOUSE MARCH 24, 27 (11-2)
Listed by Tiffany Packard

5356 Mikado Ct, CC



GORGEOUS SOUTHERN VIEWS

2 BR, 2 BA home with gorgeous Southern views, just 2 minutes off the river. Features include an upgraded kitchen, new seawall, new a/c system, new pool pump & so much more! Walkers & cyclists, join neighbors, hike a network of cul-de-sacs to Cape Coral Community Yacht Club.
\$1,390,000

OPEN HOUSE MARCH 6, 7 (1-4)
Call Andrea Signorelli @ 239.823.6906

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.
\$1,599,999

Listed by Rhonda Milligan

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!
\$2,199,777

Listed by Joe Parker

FEATURED HOMES

12748 Vista Pine Cir, FM



METICULOUSLY MAINTAINED

4 BR, 3 BA meticulously maintained pool home. Features include an open floor plan, large sliders leading out to the spacious pool deck, tile roof, new pool cage & more. Offered fully furnished!
\$620,000

Listed by Elke Wahls

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!
\$605,000

Listed by Ashley Clark

1219 SW 52nd Ter, CC



PARDISE AWAITS

4 BR + den, 4 BA home located on the 125' wide Artana Canal with direct Gulf access to the Caloosahatchee River. Features include granite counters, stainless steel appliances, lagoon style heated salt water pool, wraparound dock with tiki, large master with office nook & private balcony & so much more. Paradise awaits!
\$2,199,900

Listed by John Ellwood

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.
\$1,795,000

Listed by Bryan Keane

1417 Tredegar Dr, FM



BEAUTIFULLY UPDATED

3 BR, 2 BA beautifully updated home in Whiskey Creek, overlooking the golf course. Features include stainless steel appliances, soft-close cabinets, tile throughout, fenced yard, new pool heater & more. Impeccably maintained home!
\$640,000

Listed by Rhonda Milligan

270 Balaire Ct, Punta Gorda



WATERFRONT HOME

3 BR, 2 BA waterfront home in the much sought after Punta Gorda Isles. Features include a spacious floor plan, tile flooring throughout, granite counters, wood cabinetry, stainless appliances, metal roof, impact windows & more. An avid boaters and Fisherman's dream come true!
\$685,000

Listed by Stacy Gebig

Call us at 239.542.1075

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.
\$4,275,000

Listed by Michele Schafer/Donna Stout

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.
\$2,400,000

Listed by Tiffany Packard

10 SW 37th Ave, CC



NEW CONSTRUCTION

4 BR, 2 BA brand new construction home in of Cape Coral's most desirable areas. Features include an open air floorplan, impact windows & doors, storm-rated garage door, LED lighting, large neutral floor tile, granite counters in the kitchen, stainless steel appliances & so much more! Amazing Western views!
\$537,990

Listed by Lynn Hesselbach

5793 Cape Harbour Dr #1416, CC



SOLD TURNKEY

2 BR, 2 BA luxurious penthouse located in Cape Harbour, being sold turnkey. Features include kitchen w/solid wood cabinetry, tile flooring in living area, large screened balcony, two parking spots, stainless steel appliances, granite counters, breakfast bar & more. Enjoy all the amenities Cape Harbour has to offer!
\$675,000

Listed by Terry Mell