

# 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](http://MARINAVILLASFL.COM)

THE INFORMATION PROVIDED, INCLUDING PRICING, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

NOTHING CONTAINED HEREIN IS INTENDED OR SHALL BE DEEMED TO BE AN OFFER TO SELL REAL ESTATE OR REAL ESTATE SECURITIES TO RESIDENTS OF THE STATE OF NEW YORK. IN FURTHERANCE OF THE FOREGOING, LOC CAPE HARBOUR HOLDINGS, LLC ("SPONSOR" OR "DEVELOPER"), HEREBY DISCLOSES THE FOLLOWING: (A) NEITHER SPONSOR, NOR ITS PRINCIPAL(S) TAKING PART IN THE PUBLIC OFFERING OR SALE ARE INCORPORATED IN, LOCATED IN, OR RESIDENT IN THE STATE OF NEW YORK; (B) THE OFFERING IS NEITHER MADE IN THE STATE OF NEW YORK NOR MADE TO THE RESIDENTS OF THE STATE OF NEW YORK; (C) THE OFFERING IS NOT DIRECTED TO ANY PERSON OR ENTITY IN THE STATE OF NEW YORK BY, OR ON BEHALF OF, SPONSOR OR ANYONE ACTING WITH SPONSOR'S KNOWLEDGE; AND (D) NO OFFERING OR PURCHASE OR SALE OF THE SECURITY OR ANY UNIT SHALL TAKE PLACE AS A RESULT OF THIS OFFERING IN NEW YORK OR WITH A RESIDENT OF THE STATE OF NEW YORK, UNTIL ALL REGISTRATION AND FILING REQUIREMENTS UNDER THE MARTIN ACT AND THE NEW YORK ATTORNEY GENERAL'S REGULATIONS ARE COMPLIED WITH; A WRITTEN EXEMPTION IS OBTAINED PURSUANT TO AN APPLICATION IS GRANTED PURSUANT TO AND IN ACCORDANCE WITH COOPERATIVE POLICY STATEMENTS #1 OR #7; OR A "NO-ACTION" REQUEST IS GRANTED.

Southwest Florida

# PROPERTY *Finder*

PRSR STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM RETAIL

APRIL 2023

FEATURED PROPERTY | 1736 SW 50th Ter, Cape Coral

*Scan*  
to view more  
properties!



**OPEN  
HOUSE  
DATES  
INSIDE**



239.542.1075 | [www.MILOFFAUBUCHONREALTY.COM](http://www.MILOFFAUBUCHONREALTY.COM)  
Cape Coral / Fort Myers / Estero / Bonita Springs / Naples



# OPEN HOUSES

3749 SW 2nd Pl, CC



**SAILBOAT ACCESS**

3 BR, 2 BA pool home with wide water views. Features include boat lift, composite dock, captains walk, new roof, new A/C, updated kitchen, fenced in yard & more. Just a short boat ride to open water!

**\$725,000**

**OPEN HOUSE APRIL 18 (12:30-30)**  
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 APRIL 1, 2, 15, 16, 22, 23, 30 (11-4) | 20, 21, 27, 28 (1-4)**  
Listed By Tiffany Packard

1704 SW 19th Pl, CC



**SOUGHT-AFTER AREA**

3 BR, 2 BA home located in one of Cape Coral's most sought-after areas. Features include a salt water pool, outdoor kitchen and bar, mature landscaping, newly screened front entry, granite countertops, stainless steel appliances & more. No expense was spared in creating this luxurious oasis!

**\$560,000**

**OPEN HOUSE APRIL 1 (11-2) | 5, 6 (1-3) | 7 (1-5) | 9, 12 (11-4)**  
Listed by Marlene Cohn

3310 NW 1st Ter, CC



**NEWLY BUILT**

4 BR, 2 BA newly built pool home with a Southern exposure. Features include porcelain tile throughout the main living areas, screened in sun deck overlooking the heated pool with sun shelf & more. Just a short drive to enjoy everything SWFL has to offer!

**\$689,000**

**OPEN HOUSE APRIL 14, 16, 23 (1-4)**  
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 APRIL 29, 30 (2-5)**  
Call Andrea Signorelli @ 239.823.6906

1916 SW 12th Ter, CC



**NEWLY RENOVATED**

4 BR, 3 BA newly renovated home built in 2017. This gorgeous home has a brand-new salt-water pool and lanai. Living area is spacious, making it a perfect place to raise a family. Don't miss this opportunity!

**\$599,999**

**OPEN HOUSE APRIL 6, 7 (11-2)**  
Listed By Joe Parker

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, large neutral floor tile, granite counters in the kitchen, stainless steel appliances & so much more! Amazing Western views!

**\$508,750**

**OPEN HOUSE APRIL 9, 13, 16 | 11, 15, 23, 29 (2-5) | 17 (1-4) | 18, 27 (11-2)**  
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.

**\$2,299,000**

**OPEN HOUSE APRIL 1, 2, 10, 11, 12, 14, 15, 17, 18, 19, 21, 28, 29 (11-4) | 3, 20, 27 (2-5) | 6, 7, 30 (12:30-4) | 8 (9-1) | 16, 23, 24 (10-2) | 22 (1-5)**  
Listed By Larry Jones

Call us at 239.542.1075

4929 SW 3rd Ave, CC



**TRIPLE LOT HOME**

3 BR, 2 BA completely remodeled Gulf access home on a triple lot. Boat & trailer included! Features include a unique style kitchen w/granite countertops, new A/C, terrazzo flooring throughout, tiki hut, outdoor kitchen, brand new 10/16K boat lift & composite dock & so much more! Move-in ready!

**\$850,000**

**OPEN HOUSE APRIL 1, 8 (10-1) | 2, 30 (11-2) | 6, 28 (1-4)**  
Listed By Ashley Clark

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 @ \$1,399,000**

**OPEN HOUSE APRIL 2, 16 (12-3)**  
Listed by Tiffany Packard

3335 SE 19th Ave, CC



**CENTRALLY LOCATED**

3 BR, 2.5 BA direct access pool home in Palaco Grande. Features include a 13,000 lb. boat lift, wrap around dock with composite decking, heated pool, tile throughout, impact windows, electric shutters & more. Centrally located home close to shopping and dining.

**\$690,000**

**OPEN HOUSE APRIL 12, 22, 26, 29 (2-5)**  
Listed by Courtney Asher

1027 NW 38th Ave, CC



**BRAND NEW CONSTRUCTION**

3 BR, 3 BA new construction home in the fast growing NW area of Cape Coral. Features include impact windows & doors, pool & spa, paver tile decking & more! Quick ride to the Gulf!

**\$1,199,999**

**OPEN HOUSE APRIL 7, 14, 21, 28 (12-4) | 8, 16, 23, 25 (11-4)**  
Listed By Lynn Hesselbach

# LUXURY HOMES

1923 Harbour Cir, CC



**BOATER'S DREAM**

4 BR + den, 3 BA gorgeous home located inside the gates of Cape Harbour. Features include composite boat dock with 2 slips, 90 degree disappearing corner sliding glass doors, custom wood cabinets, tile flooring, pool with spa, outdoor kitchen & so much more! This is a boater's dream!

**\$2,250,000**

Listed By Terry Mell

1512 El Dorado Pkwy W, CC



**CUSTOM BUILT**

5 BR, 4 BA custom built Aubuchon home has every feature you could wish for. Features include 3 large lanais with retractable storm shutters & screens, impact windows & doors, spacious chef's kitchen, soft close wood cabinets, electric and solar heated pool with a saltwater system & so much more! Don't wait on this one!

**\$2,395,000**

Listed By Bryan Keane

5866 Shell Cove Dr, CC



**FUNKY FISH HOUSE**

BR+ man cave, 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.

**\$1,540,000**

Listed By Rhonda Milligan

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 & more. Your new home awaits!

**\$2,099,000**

Listed By Jeff Miloff

1736 SW 50th Ter, CC



**SOLD TURNKEY**

4 BR, 4 BA waterfront home being sold turnkey. Features include tile throughout, oversized heated pool, impact windows and doors, kitchen has quartz countertops and white wood cabinets, quartz countertops in all bathrooms & more. Located in the highly desirable SW Cape area.

**\$1,659,000**

Listed By Shirley Ellwood

1219 SW 52nd Ter, CC



**PARADISE 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!

**\$1,788,900**

Listed By John Ellwood

# FEATURED HOMES

508 Cape Coral Pkwy W, CC



**WATERFRONT HOME**

4 BR, 2 BA waterfront home located on Thunderbird Lake. Features include a heated salt water pool, new roof, double door entry door, open floor plan & more. Close to shopping, city parks, and the Tarpon Point area.

**\$850,000**

Listed By Heather Porrett

11571 Meadowrun Cir, FM



**PRIME LOCATION**

3 BR + den, 2.5 BA stunning architectural home in a desirable community. Features include upgraded fixtures and lightings, kitchen has quartz countertop, 42" wood kitchen cabinets with soft-close, high end appliances & more. Close to great attractions, restaurants, and beaches!

**\$645,000**

Listed By Rhonda Milligan

5793 Cape Harbour Dr #720, CC



**DESIRABLE HIGH RISE**

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!

**\$825,000**

Listed by Rhonda Milligan

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

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, pavered screened in lanai, privacy fence & more! Your outdoor area is what SWFL living is all about!

**\$719,000**

Listed By Jeff Miloff

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!

**\$425,000**

Listed By Tiffany Packard