

# 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

MAY 2023

FEATURED PROPERTY | 5343 SW 8th Pl, Cape Coral

*Scan*  
to view more  
properties!



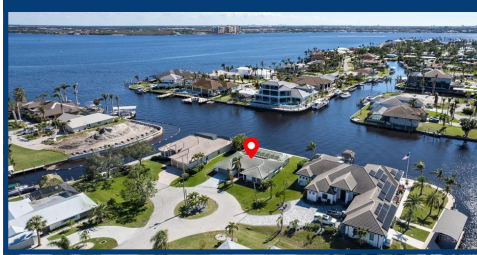
**OPEN  
HOUSE  
DATES  
INSIDE**

  
**MILOFF  
ABUCHON**  
REALTY GROUP

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

# OPEN HOUSES

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 MAY 11, 12, 17, 18, 23, 27, 30, 31 (2-5)**

Call Andrea Signorelli @ 239.823.6906

1810 SW 39th Ter, CC



### NEWLY BUILT

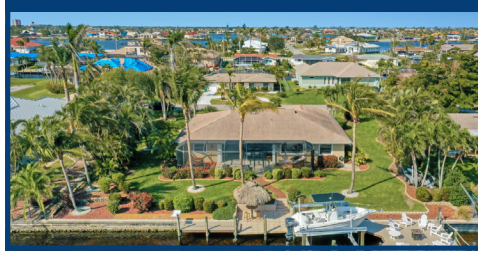
4 BR, 2 BA newly built pool home with Southern exposure is everything you are looking for. Features include white 43" cabinets, granite countertops, stainless steel appliances, paved screened in lanai, privacy fence & more! Your outdoor area is what SWFL living is all about!

\$719,000

**OPEN HOUSE MAY 18 (1-4)**

Listed By Jeff Miloff

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 MAY 6, 21, 27 (10-1) | 9, 10, 18, 19, 25, 26 (1-4)**

Listed By Ashley Clark

5343 SW 8th Pl, CC



### BOATER'S DREAM

4 BR, 5 BA (3 1/2) remodeled boater's dream home. Features include a wrap-around dock with a 10k lb. boat lift, kitchen has wood cabinets, stainless appliances, hurricane electric screens, heated saltwater pool & more. Offered turnkey!

\$2,200,000

Listed By John Ellwood

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.

\$2,274,000

Listed By Larry Jones

5866 Shell Cove Dr, CC



### FUNKY FISH HOUSE

3 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

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!

\$1,540,000

**OPEN HOUSE MAY 5 (1-4) | 15 (11:30-3:30) 19 (12-3)**

Listed By Tiffany Packard

15569 Northridge Rd, Punta Gorda



### HOME IN BABCOCK RANCH

4 BR + den, 3.5 BA home in Babcock Ranch. Features include quartz countertops, wood-like tile in living areas, tray ceilings & more.

Enjoy everything this community has to offer!

\$645,000

**OPEN HOUSE MAY 6 (11-2) | 7 (12-3)**

Listed By Stacy Gebig

1704 SW 19th Pl, CC



### SOUGHT-AFTER AREA

3 BR, 2 BA home located in one of Cape Coral 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 MAY 10 (11-2) | 30, 31 (4-6)**

Listed by Marlene Cohn

# FEATURED HOMES

5312 SW 24th Pl, CC



### GULF ACCESS

3 BR, 2 BA Gulf access pool home located near Cape Harbour. Features include a solar heated pool, newly screened lanai, 10k boat lift, & more! Only a short ride to the Gulf!

\$950,000

Listed By Jeff Miloff

6626 Kestrel Cir, FM



### CONVENIENT LOCATION

3 BR, 2.5 BA home in a convenient location. Features include a whole house generator, salt water pool with spa, new solar panels, luxury vinyl flooring, black stainless steel appliances & more.

Don't miss this opportunity!

\$599,900

Listed by Randy Downey

1029 NE 9th St, CC



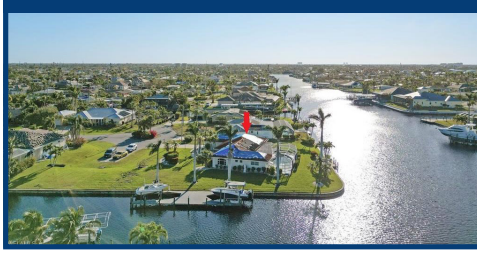
### NEWLY BUILT

3 BR + den, 2.5 BA newly built luxury home. Features include hurricane impact rated windows & doors, quartz countertops with waterfall edged island, 24X24 tiles throughout, large garage with epoxy floors, outdoor kitchen & more. Enjoy what SWFL has to offer!

\$499,900

Listed By Mike Scarberry

4940 SW 3rd Ave, CC



### SAILBOAT ACCESS

3 BR, 2 BA direct Gulf access (NO BRIDGES) Southern exposure pool home on a corner triple lot, newly installed drywall throughout, wood cabinetry, granite counters, and fresh paint. Breathtaking sunrises and sunsets along the 190 foot wide canal. Two boat lifts and nearly 300 feet of seawall already in place.

\$1,500,000

**OPEN HOUSE MAY 1, 6, 8, 13, 15 (11-4) | 7, 14, 25, 30 (12:30-4) | 9, 17 (12-4)**

Listed by Jeff Miloff

1741 SE 29th Ln, CC



### SAILBOAT ACCESS

3 BR, 2 BA sailboat access pool home with long views of the Carsonia Canal. Features include new electrical panel and outlets throughout, new pool liner, new roof, fruit trees & more. Nestled in established and central neighborhood of Cornwallis.

\$599,900

**OPEN HOUSE MAY 3 (12-4) | 11 (2-7)**

Listed By Tiffany Packard

103 El Dorado Pkwy E, CC



### INTERSECTING VIEWS

3 BR, 2 BA direct sailboat access home situated on the shortest canal in Cape Coral with intersecting views. Features include a boat dock & lift, new pool and new pool enclosure. Home is in the coveted Yacht Club

\$999,999

**OPEN HOUSE MAY 7, 14, 21 (11-2)**

Listed by Marlene Cohn

5622 Driftwood Pkwy, CC



### GREAT LOCATION

3 BR, 2 BA home in a great location, close to the Yacht Club area. This home is a boater's delight, quick access to the Gulf with no bridges. Home is being sold as-is.

\$700,000

Listed By Skip Kitchen

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.

\$750,000

Listed By Heather Porrett

1632 SE 39th St, CC



### REMODELED POOL HOME

4 BR, 2 BA remodeled pool home. Features include a kitchen with soft close pull-out drawers, quartz countertops, porcelain tile, covered boat dock with a 10k lift, LED lighting & more. Just minutes to the river!

\$925,000

Listed By Michele Schafer

Call us at 239.542.1075

Call us at 239.542.1075