



THE NEWS-PRESS REAL ESTATE

Recently sold homes in Southwest Florida. **PAGE 8F**

In brief



Lee BIA welcomes Banion
The Lee Building Industry Association (Lee BIA) has hired Annie Banion as its new membership and communications director.

Banion

Banion will coordinate membership and communications for the association. Banion is an Ohio native, but has lived in Southwest Florida for 11 years. She is set to graduate in May from Florida Gulf Coast University with a bachelor's degree in communication, concentration in public relations and a minor in management. She has a background in resort and hospitality coming from The Westin Cape Coral Resort at Marina Village. Banion also has experience working with the Lee BIA as she served as a public relations and media intern for both the Lee BIA and its nonprofit charitable arm, Builders Care last year.

REIS to meet

Fort Myers Police Chief Derrick Diggs will discuss public safety issues and law enforcement priorities at the Real Estate Investment Society's (REIS) April 11 luncheon meeting. The program will include crime trends and prevention programs, community relations, cyber security and implementation of new technology. He is also expected to address joint initiatives and coordination between area law enforcement agencies. Chief Diggs will also respond to questions of specific interest to the real estate investment and development industry. The meeting will begin at 11:45 a.m. on Tuesday, April 11 in the Osprey Room at Pelican Preserve's Clubhouse, on Treeline Avenue at Colonial Boulevard, one mile east of Interstate 75, Exit 136 in Fort Myers. Admission is \$30 for members; \$40 for guests, which includes lunch. Reservations are required by April 6 on the REIS website: www.reis-swfl.org.

The Cottage at Cypress Cove design wins national award

SFCS Architects, designers of The Cottage at Cypress Cove assisted living memory care facility, have received the national 2017 Award of Merit by the Society for the Advancement of Gerontology.

See Briefs, Page 5F

LUXURY



ANDREA STETSON / SPECIAL TO THE NEWS-PRESS

The owners' lounge is one of the building amenities at ONE.

ONE is the perfect name for this riverfront condo

ANDREA STETSON
SPECIAL TO THE NEWS-PRESS

There is "ONE" more thing to "Allure" people to downtown Fort Myers. Future residents have been putting down deposits for a future luxury boutique condo on the Caloosahatchee River in Fort Myers called ONE. "We call it ONE because it is No. 1," said Eduardo Caballero, vice president of Jaxi Builders Inc. "It is on First Street; this is the first and only one. It is easy to remember." Jaxi Builders is the same developer that has plans to build a 292-unit complex in two, 32-story towers next door called Allure. But ONE is very different from Allure. It has just 28 residences in one 18 story building. "It is more exclusive," said Eduardo Caballero, vice president of Jaxi Builders. "We wanted to offer the option to live in a kind of resort-style exclusive condominium with a lot of nice resort amenities. It is more secluded and more private than the big condominium."

It will also be completed much faster. Even though sales for Allure started about a year earlier than sales for ONE, the smaller condo is expected to have its first residents move in by the end of 2018. "That is one of the things we decided is that we should offer a different product than Allure," Caballero explained. "People were asking for a product that would be ready sooner than Allure. They didn't want to wait for a 32-story building. Now they have an option to purchase now and move in in less than two years. That is why they are looking forward to signing on at ONE, because they don't have to wait so long." Steve Schengber is happy he doesn't have to wait too long to move in. He is looking forward to living in his three-bedroom home that has balconies on three sides. "They are going to get started on it

right away. They don't have to wait for a certain number of people," Schengber said. "It's the location of course, being downtown and walking distance to all the restaurants and the arts. I work long hours as a clinical psychologist. I would like to do more things downtown and if it is in walking distance you will do it more." Schengber said the timing of ONE is perfect with all the new restaurants opening and the Marriot bringing new vitality to downtown. He said he's excited about being able to enjoy the downtown and Centennial Park without having to deal with traffic and parking. Schengber is also pleased with the design of his residence and the building. "With 28 units, you will probably not have to wait long to use the exercise equipment," he said. "It is really a great design and the floor to ceiling windows will be really cool. It will have a 24/7 concierge. It will be really upscale."

See Condo, Page 2F

Southwest Florida's top 10 sellers

Lee Co.	Features	Year Built	Square Footage	Selling Price
Sanibel	Gulf front, beach access	1988	3,928	\$2,700,000
Miromar Lakes	Lakefront beach, golf	2012	3,605	\$1,980,000
Fort Myers Beach	Gulf access, pool	2016	3,945	\$1,280,000
Cape Coral	Gulf access, marina	1997	2,653	\$975,000
Bonita Springs	Lakefront, beach access, golf	2002	2,396	\$975,000
Estero	Beach access, golf	2005	3,378	\$900,000
Sanibel	Beach access, pool	1984	1,836	\$910,000
Sanibel	Beach access, pool	1986	1,964	\$820,000
Cape Coral	Gulf access, boat dock/lift	1999	2,426	\$713,000
Fort Myers Beach	Gulf access, boat dock/lift	1999	2,813	\$745,000

SOURCE: ROYAL SHELL REAL ESTATE

Collier Co.	Features	Year Built	Square Footage	Selling Price
Naples	Bayfront, boat dock	2014	9,141	\$15,750,000
Naples	Pool/spa, outdoor fireplace	1920	5,434	\$7,500,000
Naples	Gulf access, boat dock	2015	5,868	\$6,125,000
Naples	Pool, built-in grill	1965	5,528	\$4,250,000
Naples	Private pool/spa	2007	5,209	\$4,100,000
Naples	Outdoor fireplace, pool	2016	4,514	\$3,741,250
Naples	Beach access, boat dock	2016	2,793	\$2,400,000
Marco Island	Bayfront, boat dock	2016	3,331	\$2,150,000
Marco Island	Gulf access, boat dock	2017	3,939	\$2,350,000
Marco Island	Bayfront, boat dock	2010	3,203	\$2,050,000

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