

Recently sold homes in Southwest Florida. PAGE 8F



3,218sf 4/3 canal pool home 45'x20' concrete boat house ≻ Trae Zipperei www.619Sunnyside.com

In brief



Banion

Lee BIA welcomes Banion

The Lee Building Industry Associa-tion (Lee BIA) has hired Annie Banion as its new membership and communi-

cations director. 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 Gerontolog-

LUXURY



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

ANDREA STETSON / SPECIAL TO THE NEWS-PRESS

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 bou-tique 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.

minium 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 thigs we decided is that we should offer a different product than Allure," Caballero explained. "Peo-ple were asking for a product that would be ready score than Allure. They didn't 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.'

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," ne 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.'

For the week ending March 20-26, 2017

THE NEWS-PRESS

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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 condo-

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 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

CONTACT US » realestate@news-press.com

ROYAL SHELL. Real Estate.	GULF HARBOUR YACHT & CC	OPEN 4/2 1PM-4PM 11270 GREENSEDGE LANDING CT., FORT MYERS • Updated Lakefront Estate \$1,499,000 Patti Testa 239.770.5445	PALM ISLES	OPEN 4/2 1PM-4PM 11520 ISLE OF PALMS DR., FORT MYERS • Waterfront Sailboat Access \$899,900 Roger Stening 239.770.4707	SPANISH STYLE POOL HOME	OPEN 4/2 1PM-4PM 721 DURION CT., SANIBEL • 3 BR w/3 Full BA \$825,000 Andre Arensman 239.233.1414	CC YACHT CLUB - SAILBOAT ACCESS	OPEN 4/2 11AM-4PM 5636 DE LIDO CT., CAPE CORAL • "Key West" Setting \$789,000 Marc Wozny 239.297.0760
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A heated cascading infinity-edge pool will overlook the Caloosahatchee River.

Condo

Continued from Page 1F

Denise Gillette will be one of his neighbors.

"My husband and I had been searching for a couple of years in the Fort Myers area and were immediately attracted to ONE," she said. "I think the name pretty much describes its uniqueness. We love the sophisticated design of the building and its condos, including the unusually tall ceilings and windows which not only provide a great view out, but bring a lot of light into the living space."

Gillette is also excited about living in the fast-growing downtown area in a smaller boutique type of residence.

"I guess we are attracted to the boutique quality of ONE and are already dreaming of how it will feel when we walk in the door and see the end product. We hope to be wowed and, to be honest, it is sort of fun buying now while dreaming into the future."

ONE has some unique aspects that future residents are dreaming about. There are two penthouses. One of them has a private pool that actually hangs out beyond the building like a giant glass terrace of water. Those swimming in the pool will feel like they are hanging over the Caloosahatchee River.

For other residents in the building, there is a common area pool next to a sand beach by the river. The pool area will also have a cabana with a barbecue and outdoor seating, and an enclosed owner's lounge that can open up to the pool. "We have a state-of-the-art gym with glass floor to ceiling that has beautiful views of the waterfront," Caballero described.

There is also a computer room for people to take online classes. Caballero said although people can take computer classes in their homes, this room will allow them to share the experience with other residents.

"We have something that we are the first one and only one on the west coast to have," Caballero continued. "We have a pet grooming room. You can wash, shower and dry your pet in the room. It is a well-designed environment with all the set up, and you can mingle with other pet lovers."

A boat ramp has been grandfathered into the property. There will be room for residents to store kayaks and paddleboards on site and then launch onto the river right in front of the condo. The complex will also include a long fishing pier with a shaded pavilion on the end.

All of the units have a view of the river. Some of them go through the building and also have views of downtown Fort Myers. The two- and three-bedroom residences range in size from 1,624 square feet to 3,900 square feet. The two-bedroom units have two-and-a-half bathrooms while the three bedroom residences have three bathrooms. All units have large balconies overlooking the river.

Prices range from the high \$500,000 to move than \$2.7 million. Sales began in January and already 40 percent of the homes have been sold. Construction is expected to begin in fall.

"We are pushing as much as we can to be done the end of 2018," Caballero said.



BABCOCK RANCH



Founder's Square is the heart of Babcock Ranch. The 13-acre lakefront green space features a band shell, boardwalk, splash pad, picnic tables, and shady areas for relaxing.

Solar-powered town a trip into future

SUBMITTED BY CAFFREY & ASSOCIATES

BABCOCK RANCH — Even though it is literally just beginning to come out of the ground, a visit to Babcock Ranch, the new solar-powered town being built by Kitson & Partners in Charlotte County, off State Road 31 just north of the Lee County Civic Center, is seemingly equal parts a trip into a bygone era and a trip into the future. As visitors turn east off S.R. 31 and approach the town's signature entry bridge, they are treated to views of a waterscape and the iconic Lake House recreation center scheduled for completion by the end of this month.

Once across the bridge, the feeling of entering a place that offers a different, better way of living is palpable. The winding, tree-lined streetscape provides an immediate connection with nature as it makes its way past Lake Timber, Babcock Ranch's first neighborhood. Completed and soon to be completed homes offer a glimpse of the new town's Craftsman, Farmhouse, Coastal Gulf Vernacular, Spanish, and Colonial/ West Indies architectural styles derived from the styles found in pre-World War II neighborhoods in Fort Myers, Naples, and throughout Southwest Florida. Grouped around Lake Timber's parks and streetscapes, the homes and their front porches are positioned close to the street to encourage the social interaction and personal connections that are part of life at Babcock.

Just a brief walk or bike ride from Lake Timber, a grove of trees and a street lined with a white fence marks the arrival at Babcock's emerging downtown district that continues the town's connection with nature and sense of community. Founder's Square, a 13-acre lakefront green space, anchors the district and features a band shell, boardwalk, splash pad, picnic tables, and shady areas for relaxing. Live music is featured at the band shell every Tuesday and Saturday evening.

Across the street, the Babcock Neighborhood School, Slater's Goods & Provisions and The Hatchery are under construction and slated for completion in mid-July. The completed Table & Tap restaurant provides an indoor and outdoor lakefront dining experience.

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