

Discover something new at the 2020 Builders'
**SHOWCASE
OF HOMES**

*You only thought you knew
Cape Coral...come see us now!*

Modern Jewel by Koogler Homes can be seen at
4312 SE 18th Ave, Cape Coral, FL 33904

Find out more about this home inside.



Join us January 17-19 January 24-26, January 31 - February 2
10am to 5pm Fridays and Saturdays • Noon to 5pm Sundays

For more information visit us at cccia.org

Discover something new at the 2020 Builders'

SHOWCASE OF HOMES

*You only thought you knew
Cape Coral...come see us now!*

The Reflection

1921 El Dorado Pkwy W. | Cape Coral, FL 33914

Find out more about this home inside.



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Discover something new at the 2020 Builders'

SHOWCASE OF HOMES

*You only thought you knew
Cape Coral...come see us now!*



The Haven

by Sinclair Custom Homes, Inc. can be seen at

**12195 Matlacha Blvd.
Matlacha Isles, FL 33991**

Find out more about this home inside.



Join us January 17th - 19th • January 24th - 26th • January 31st - February 2nd
10am to 5pm Fridays and Saturdays • Noon to 5pm Sundays

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The Osprey Grande

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2020 Builders' Showcase of Homes

Welcome to this year's Showcase of Homes. Once again it is my pleasure to introduce this annual event. Many unique design talents will be on display within the twenty-five featured homes from twenty-three different builders. Many of our residents within the community are CCCIA members who contribute to the ongoing growth and development throughout Cape Coral.

The Showcase of Homes has something for everyone. Whether you are looking for your very first home, or your waterfront retirement estate, the Builders' Showcase provides the opportunity to tour a full spectrum of styles that will exceed your expectations.

The City is keeping pace with the population growth in its utilization of the Parks GO Bond. We are in the design phase to build out seven neighborhood parks, three community parks, and improve our existing parks. With over 2,000 single-family home permits issued last year it's our goal to maintain our quality of life by providing the best recreational space and facilities.

The City remains one of the safest places to live in the state of Florida. We have a top-rated Charter School System, fantastic weather, and access

to the water. These are only a few of the many reasons to make Cape Coral your home. As Cape Coral celebrates its 50th Anniversary, please take time to explore the many opportunities to live, work, and play in our paradise.

These exceptional model homes will be on display the weekends of January 17-19, January 24-26 and January 31 thru February 2. The hours will be Friday and Saturday from 10 a.m.-5 p.m. and Sunday noon to 5:00 p.m. Picture yourself in the home of your dreams in the Paradise that is Cape Coral!



Joe Coviello
Mayor, City of Cape Coral

Thank you to our Industry Partners



Bill Johnson Jr.
CCCIA Executive Director/CEO

Dawn Stratton
CCCIA Office/Special Events Director

Janis Keim
CCCIA Member/Marketing Director



2020 Builders' Showcase of Homes Participants



Koogler Homes, Inc.
The Modern Jewel
4312 SE 18th Avenue
Cape Coral

1



Gulf Living Homes
The Sea Breeze
1332 SW 1st Place
Cape Coral

8



Coral Isle Builders
The Osprey Grande
2003 SW 29th Terrace
Cape Coral

2



Ravenwood Homes
The Aurora
3321 SW 15th Place
Cape Coral

9



Sinclair Custom Homes, Inc.
The Haven
12195 Matlacha Blvd.
Matlacha Isles

3



Beattie Development
The Calista
4939 SW 17th Place
Cape Coral

10



Palmer Homes of SWFL, LLC
The Reflection
1921 El Dorado Pkwy W
Cape Coral

4



Realtors Edge Coastal Homes & Lifestyle
The Princess
11554 Royal Tee Circle
Cape Coral

11



Paul Homes of Florida, LLC
The Majestic
1406 Cape Coral Pkwy W
Cape Coral

5



Sposen Signature Homes
The Spica
2309 SE Santa Barbara Place
Cape Coral

12



Ramos Builders
The Modena
2212 NW 38th Avenue
Cape Coral

6



Tracey Homes, Inc.
The Harbours Edge
5426 Chiquita Blvd S
Cape Coral

13



Option One Builders, LLC
The Florence
511 SW 28th Terrace
Cape Coral

7



Windward Construction, LLC
Showcase Model
5611 Riverside Drive
Cape Coral

14

2020 Builders' Showcase of Homes Participants



Tundra Homes, Inc.
La Palma II
627 Rose Garden Road
Cape Coral

15



Christopher Alan Homes
The Pineland
3516 SW 8th Place
Cape Coral

22



Tudor Villas
The Havana
2851 Cape Coral Pkwy W
Cape Coral

16



Realmark Realty Team, LLC
The Seaglass
11728 Lady Anne Circle
Cape Coral

23



Frey & Son Homes
The Palm Beach
2805 Cape Coral Pkwy W
Cape Coral

17



Arnold Roberts Signature Homes, Inc.
The Savannah Grand
4325 Chiquita Blvd S
Cape Coral

24



DR Horton Express Homes
The Freeport
1825 S. Gator Circle
Cape Coral

18



Pinnacle Building Solutions, LLC
The Key West
4733 SW 24th Place
Cape Coral

25



Riverside Avenue Villas
The Ambrose
1123 S. Town & River Drive
Fort Myers

19



Holiday Builders
The Charleston
3103 Chiquita Blvd S
Cape Coral

20



Premier Cape Construction
The Island Estate II
4342 SW 28th Place
Cape Coral

21

For more detailed directions
to all participating builders
and their model homes, visit
<http://www.cccia.org/builders/>

2020 Builders' Showcase Model Home Locator Map





Cape Coral is Koogler Country.

Owner and principal artisan Don Koogler lives in the Cape. And builds in the Cape. Because he believes in the Cape. Experience the irresistible allure of an exquisite custom Koogler home in its handcrafted wood-paneled walls with leather inlays, walnut plank floors, natural cypress wood ceilings, Italian porcelain, marble and stone, and a professional-grade gourmet kitchen. Start exploring Koogler Country and discover our nearly 20-year legacy in the Cape.

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SHOWCASE HOME
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THE HAVEN

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Our GENOVA Model, 7 WINNING AWARDS by the CCCIA in 2019, is an affordable home with finishes seen in many luxury homes that offers the finest in new construction from kitchen and bathroom to unique floor plan and elevation design.

- FEATURES:** ♦ 3 Bedrooms ♦ 2 Bathrooms ♦ 2 Car Garage
 ♦ Family Room ♦ Open Kitchen ♦ Dining Room



SQUARE FOOTAGE:

Living Area:	1,789 SF
Garage Area:	448 SF
Entry Area:	54 SF
Lanai Area:	240 SF
TOTAL:	2,531 SF



Visit our Genova Model at:
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FLORENCE MODEL

We are proud to introduce you to our new contemporary, distinct, efficient plan layout with wide open, uncomplicated spaces that create clarity combined with luxury.

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FEATURES: ♦ 3 Bedrooms ♦ 2 Bathrooms ♦ 2 Car Garage
♦ Family Room ♦ Open Kitchen ♦ Dining Room



SQUARE FOOTAGE:
Living Area: 1,799.83 SF
Garage Area: 440.55 SF
Entry Area: 61.49 SF
Lanai Area: 240.00 SF
TOTAL: 2,541.87 SF



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BEATTIE
DEVELOPMENT

CONTACT

Carol Congelos

New Home Sales Manager

239-980-1263

4939 SW 17th Place, Cape Coral, FL 33914

Come tour the *Calista*

This home blends modern and traditional designs to offer an open floorplan, featuring 4 large bedrooms, 3 full bathrooms and a den.

The contemporary style kitchen enjoys a view of the gorgeous fireplace in the great room.

The home opens up to an amazing outdoor living area with kitchen, extensive views of the canal with beautiful faux negative pool and spa and extra lanai for sunning.

Beattie Development offers many floor plans beginning in the low \$200's. Stop dreaming... *start living!*



The Princess

11554 Royal Tee Cir., Cape Coral, FL 33991

Presented by Realtors Edge Coastal Homes & Lifestyle, this luxurious warm contemporary home will impress the most selective buyer; built by Award Winning Beattie Development emphasizing luxury and relaxation. After immediately entering through the double front doors and taking in the view of the pool and golf course you will be dazzled with the open floor plan and designer kitchen.

The living area offers tray ceilings with solid wood beams, crown molding, decorative lighting, porcelain plank tile flooring and a built-in electric fireplace to set the tone. The notable kitchen boasts floor to ceiling custom cabinetry with soft close, pull out shelves and electric outlets inside for convenience as well as upgraded slate appliances. The over 12' Luxury Series Cambria Quartz Island allows for plenty of seating and more than enough space for entertaining.

The considerably oversized master bedroom offers its own private leisure oasis area. Unwind in the tranquil spa master bath with soaking tub and shower that has extra-large rain head, handheld spray and wall mounted faucets along with another fireplace.

The opposite side of the home provides a laundry room with full size refrigerator and abundance of storage.

There is an additional en suite with walk in closet, sliders to the lanai to enhance the view of the golf course, the third bedroom also offers a walk-in closet and the third bathroom is a pool bath.

All bathrooms have custom floor to ceiling tile showers and granite counters. Additionally, there is another family/den area that gives even more room to spread out



and is perfect for family and guests. The expansive lanai accentuates your experience with beautiful views, offering a relaxing lounge, summer kitchen, dining area and the salt water pool has a sun shelf for dipping your toes.

If you are looking for that perfect home that gives that WOW factor, is luxurious and relaxing then this piece of paradise is calling your name. Call for your private showing.

Cape Coral's biggest kept secret is the Golf Course Community of Cape Royal. This is the only gated, HOA owned golf course community in Cape Coral with low HOA fees of \$1300 annually, county taxes only and the golf course is rented and managed by a subsidiary of Troon Golf, the number one management company globally.



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Showcase Home located at: 5611 Riverside Drive, Cape Coral, FL 33904

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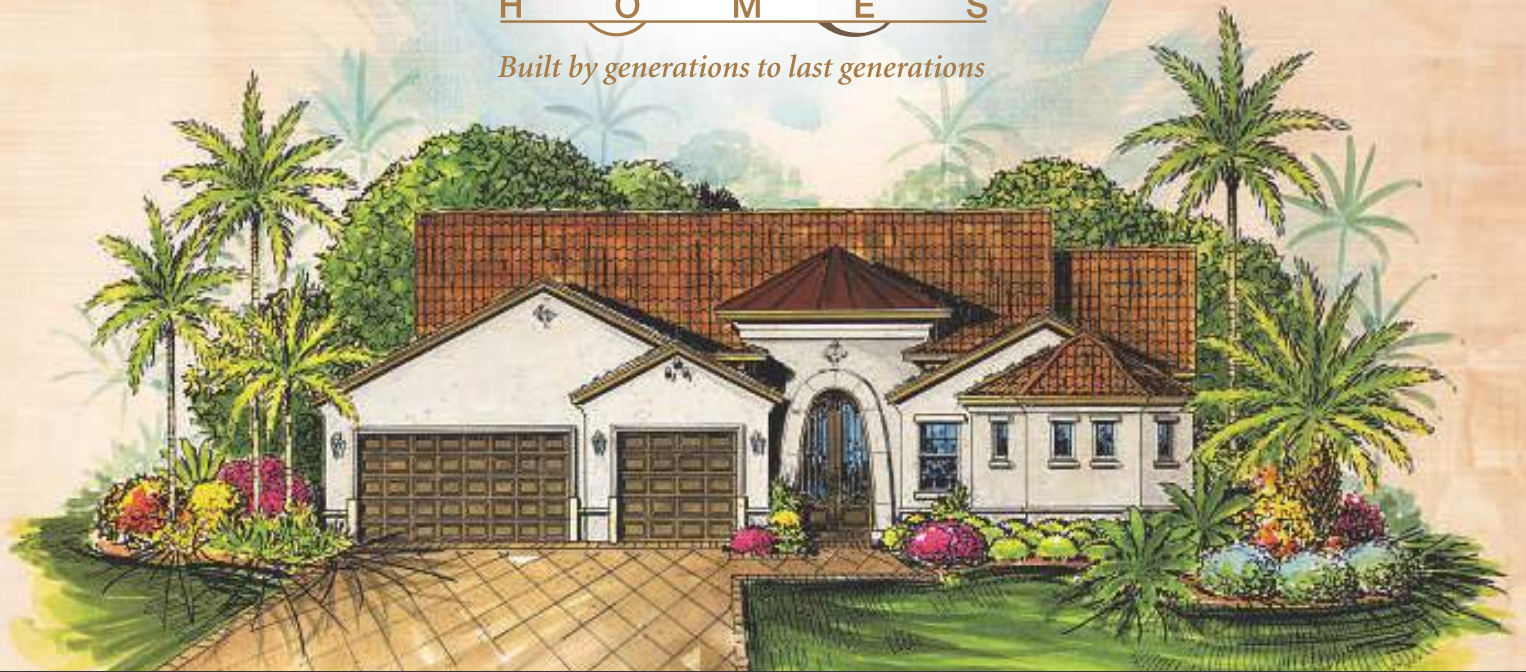
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FEATURES:

- Three Bedrooms
- Three Baths
- Covered Lanai
- Great Room
- Dining Room
- Study
- Summer Kitchen
- Three-Car Garage
- 12' Ceilings in Main Rooms
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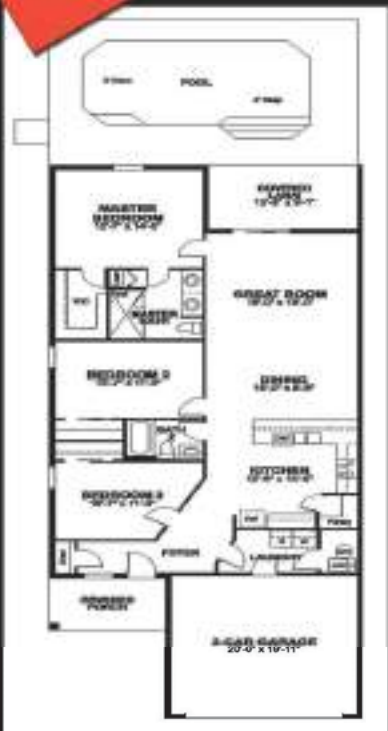
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Tracey Quality Building is a family-owned, third generation residential construction company located in Cape Coral, Florida.



It is our goal at Tracey Quality to work with each homeowner to design and build their dream home. We understand that building a dream home is a once in a lifetime event and involves some of the most important decisions you will ever make. Our contractor is on site working daily, from the moment of breaking ground, to the final touch. This is where our experience in home building shines, from concept to creation, financing to completion.

We believe quality goes beyond materials and workmanship. Allow us to give you a glimpse at what we have to offer.



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One of a Kind



The Funky Fish House Community in Cape Harbour

Properties located in the Funky Fish House neighborhood in Cape Harbour are among the most unique in Southwest Florida. Part of the property is dry land and part of the property is water. This allows for decks and porches to extend into the canal. Decks can be as high as 25' above the water. Each lot has a deeded dock and the ability to extend the dock into the water to the rear property line. The lots are different in size and shape; therefore, each house is custom designed to fit on the lot of your choice. All lots have access to the Gulf of Mexico—imagine deep water access as you climb aboard your boat under your back porch. Four restaurants are within walking distance and Owners have access to Cape Harbour's community pools and exercise facilities.



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- Lots starting at \$235,000
- A three-story inventory home with an elevator is under construction. Scheduled completion is March 2020. The Fish House is a 3-bedroom 3 bath home with a climate-controlled room at dock level. The total square footage is 3,445 SF
- Deeded dock included
- Access to the Gulf of Mexico
- Decks can extend 15' over the water and 25' above the water
- Walking distance to 4 restaurants
- Community pool and exercise facilities





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Whether you are building your first home, or are searching for a builder to help you design a completely custom residence, the professionals at Poseidon Homes can assist you in making your dreams come true! We are a custom builder that incorporates beach living with contemporary style for a comfortable yet functional living space that compliments the Southwest Florida lifestyle

Let us make your vision a reality. It's so easy to have your project just the way you want it with the help of the licensed experts at Poseidon Homes. For every aspect of your build, from great design ideas through fully licensed construction and professional installation, Poseidon Homes is your ultimate resource for quality, experience, and exceptional value..

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