

REAL ESTATE BRIEFS

Order received

s approved a develop-
Hidden Harbor, a 54-acre
community being construct-
Myers. The community
state homes with access
Mexico by way of the Ten
Estero Bay. According
arc Beshears of DRD
C, residents of Hidden
by private boat docks,
fishing, nature paths,
wildfowl observatories.
ation, visit www.hiddenharbor.com.

Seminar

Banker Residential Real Estate
a free seminar to area
buyers. The seminar
first-time homebuyer
on issues for the first-
options available and
conditions. Representa-
tional Banker's preferred
are their insight and
seminar will be held
from 6:30 p.m. to 8:30
Banker, 24321 Walden
nita Springs. For res-
9-992-0059.

Available at

loan limits were an-
for **FHA mortgages**,
confirmed what Naples

real estate professionals thought: Na-
ples remains at the top of the Florida
market with qualifying loans of up to
\$448,500. "The loan limit is based on
the average sales price of homes in the
market," said Chad Boisselle, project
manager for Toll Brothers at Firano
at Naples. "Naples was approved with
the highest limit in the state, ranking
higher even than Palm Beach. Naples
has maintained strong market values
even in a slumping economy." The fig-
ures are beneficial to buyers at Firano
at Naples, Boisselle said, allowing them
to choose either FHA or conforming
loans for their purchase.

Model opens

A grand opening was held last week-
end for the **Villa Sevilla** model home
by Michelangelo Homes in Renaissance
Golf & Country Club. About 100 people
toured the 4,652-square-foot residence
that features custom wood cabinetry
made by European artisans, tempera-
ture controlled wine storage room and
thermal pane glass windows. To view
the Villa Sevilla or any of the model
homes by Michelangelo Homes, go to
www.michelangelohomes.com.

Sales numbers reported

Sales at **Orchid Cove at Port of the
Islands** have reached the 90-percent
sold mark. Of the 116 coach homes
released to date, 105 have been pur-
chased. Orchid Cove will have 144 resi-
dences. Three floor plans are available.
Prices begin at \$159,900. Contracts are

also being accepted on the to-be-built
units with prices starting at \$199,900.
Amenities at Orchid Cove include a
clubhouse, pool, spa, tennis court and a
nearby boat ramp. Orchid Cove is being
developed by Power Corp. Furnished
models are available for viewing. Port
of the Islands is on U.S. 41 East, 12 miles
east of Collier Boulevard.

Community featured

Bonita Bay Group's **TwinEagles** com-
munity was featured by 1000 Friends
of Florida in a recently published book
of case studies that highlights wildlife-
friendly golf course planning in Florida.
Bonita Bay Group's project team for
the Gary Player-designed Aerie golf
course worked with the Florida Fish
and Wildlife Conservation Commis-
sion, Florida Wildlife Federation, Cork-
screw Swamp Sanctuary and Collier
County Audubon Society to establish
a regional wildlife corridor running
from the Corkscrew Regional Eco-
system Watershed (CREW) along the
western boundary of TwinEagles. The
corridor was extended with a wildlife
underpass connecting the Bonita Bay
East Golf Club and TwinEagles' wild-
life corridor with the Immokalee Road
South greenbelt/wildlife corridor. The
course was also created as an Audubon
International Gold Course.

Close out pricing at

Tuscany Cove

Elias Brothers Communities is intro-

ducing close out "blow-out" pricing
on the remaining homes at **Tuscany
Cove**. The two- and three-bedroom
homes that are available feature savings
incentives of up to 10 percent off cur-
rent listing prices on all single-family
homes and homeowner association fees
paid for the first year. Tuscany Cove is
on a 78-acre site, and consists of 295
residences, including attached villas
and single-family homes. Amenities
include a clubhouse with fitness center,
aerobics room, media room, ballroom
with wet bar, card room and children's
room. Outdoor amenities include a
lakeside sun deck, pool with separate
spa, kid's pool with splash fountain, and
lighted tennis courts. Tuscany Cove is
three miles east of Interstate 75 at the
southeast corner of Collier Boulevard
and Immokalee Road.

Transactions

LandQwest Commercial reported the
following transactions:

**Acology Prescription Compounding
Inc.** leased 2,067 square feet from Ali
Ozan Hatipoglu at 131 Del Prado Blvd.
in Cape Coral. Mary Beth Cangiano
negotiated the transaction.

IKON Office Solutions leased 2,849
square feet from Metro Parkway Op-
erating Associates LP at 4315 Metro
Parkway in Fort Myers. Jennifer Horne,
CCIM, broker associate for LandQwest
Commercial, represented the landlord,
and John Cooper, of CB Richard Ellis,
represented the tenant.

Training Options leased 1,971 square
feet from Metro Parkway Operating

Associates LP at 4315 Metro Parkway
in Fort Myers. Horne represented the
landlord and tenant in this transac-
tion.

Woodyard & Associates LLC brokered
the following deals:

Main Street Management Group LLC
purchased a 1,075-square-foot office
condo for \$50,000 from Michael M.
Strayhorn at 2739 Oak Ridge Court,
Unit 204, Fort Myers. Steve Wood of
Woodyard & Associates LLC repre-
sented the seller and Eric Miller of
NDC Realty of Southwest Florida Inc.
represented the buyer.

IMC Logistics Inc. d/b/a LeSaint
Logistics renewed the lease for 1,600
square feet of sales and distribution
space for three months from William
McMahon Revocable Living Trust at
5756 Corporation Circle, Fort Myers.
Todd Holman negotiated the transac-
tion.

Arista Imaging of Fort Myers LLC
renewed the lease for 3,000 square feet
of medical office space for three years
from Pinebrook Pine LLC at 12995 U.S.
41 S., Suite 182, Fort Myers. Wood and
Holman negotiated the transaction.

Shadtree Holdings Inc. d/b/a Went-
worth Realty Group renewed the lease
for office space for one year from Pin-
ebrook Pine LLC at 12995 U.S. 41 S.,
PBS 57, Fort Myers. Wood negotiated
the transaction.

Alzheimer's Association Inc. renewed
the lease for office space for one year
from Pinebrook Pine LLC at 12995 U.S.
41 S., PBS 60, Fort Myers. Wood nego-
tiated the transaction.