



THE NEWS-PRESS
REAL ESTATE

Recently sold homes in Southwest Florida. **PAGE 5E**

In brief



Clive Daniel Home is providing interior design for this custom home by Frank Jenkins in Gulf Harbour Yacht & Country Club. SUBMITTED

Interior designer selected

Clive Daniel Home has been selected by Frank R. Jenkins Custom Homes to provide furnishings for a custom single-family residence at 11411 Longwater Chase Court in the Edgewater neighborhood of Gulf Harbour Yacht & Country Club in South Fort Myers. Encompassing 5,630 total square feet, the four-bedroom, five-bath home with study will feature furnishings by interior designers Rebekah Errett-Pikosky and Charlie Hanson of Clive Daniel Home. The lakefront luxury home is priced at \$2.3 million with completion of construction expected by spring 2018. Gulf Harbour Golf & Country Club is an equity member-owned private club on the shores of the Caloosahatchee River.

REIS to meet

The Real Estate Investment Society will meet on Tuesday, Oct. 10 at 11:30 a.m. in the Osprey Room at Pelican Preserve's clubhouse on Treeline Avenue at Colonial Boulevard. The Latest Trends in Property Values will be presented by Ken Wilkinson, Lee County Property Appraiser. Cost: members \$30; non-members \$40; college students \$20. Registration and payment is required by Oct. 5 at www.reis-swfl.org.

Ground broken for MidWestOne Bank

Stevens Construction has broken ground on MidWestOne Bank, 8690 Gladiolus Drive, Fort Myers. The project consists of the new construction of a 6,689-square-foot bank, which will house seven offices, a conference room, lobby, tellers and drive-thru. With completion expected in spring 2018, this will be MidWestOne Bank's first freestanding Florida location. The Stevens Construction team includes project manager,

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CAPE CORAL



Workers put the finishing touches on Gene Leber's wheelchair accessible home. PHOTOS BY ANDREA STETSON/SPECIAL TO THE NEWS-PRESS

Tundra Homes builds its first wheelchair accessible home



The pool has a table, bench area and a lift to help Gene Leber into the water.

ANDREA STETSON
SPECIAL TO THE NEWS-PRESS

When David Gydosh set out to build his first fully wheelchair accessible home in Cape Coral, he learned that it was a lot more than wider doorways and no steps. The president of Tundra Homes took on the challenge to build the 4,000-square-foot home for his client that will move in mid-October. Gene Leber has been in a wheelchair for 38 years since an accident caused him to lose the use of his legs. He had a fully accessible house in Ohio, but when he moved to Cape Coral, he couldn't find anything that worked. "When I first came, it was not my intent to build," Leber admitted. "My intent was to modify. I looked at 52 homes and none of the homes could be modified to meet my needs." So Leber decided to build his dream house with all the intricate accessible

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Southwest Florida's top 10 sellers

For the week ending September 18-24, 2017

Lee Co.	Features	Year Built	Square Footage	Selling Price
Fort Myers	Riverfront, pool	1920	3,804	\$2,250,000
Sanibel	Gulf access, boat dock/lift	1971	3,187	\$1,592,500
Fort Myers	Gulf access, boat dock	2005	3,745	\$1,185,000
Cape Coral	Gulf access, boat dock/lift	2014	2,967	\$1,125,000
Bonita Springs	Lakefront, beach access, golf	2001	2,964	\$913,750
Estero	Lakefront, clubhouse, golf	2006	3,624	\$820,000
Bonita Springs	Lakefront, clubhouse, golf	2013	3,122	\$740,000
Estero	Lakefront, clubhouse, golf	1990	2,813	\$630,000
Cape Coral	Riverfront, pool, outdoor kitchen	1978	2,329	\$565,000
Estero	Clubhouse, community pool, tennis	2007	3,345	\$662,500

SOURCE: ROYAL SHELL REAL ESTATE

Collier Co.	Features	Year Built	Square Footage	Selling Price
Naples	Bayfront, boat dock/lift	1994	3,198	\$3,700,000
Naples	Pool/spa, outdoor kitchen	2002	7,009	\$3,575,000
Naples	Pool/spa, outdoor kitchen	2015	2,010	\$632,500
Marco Island	Private pool	2016	1,984	\$640,000
Naples	Pool, courtyard	2015	2,500	\$619,000
Naples	Lakefront, beach access, golf, marina	2007	2,538	\$580,000
Naples	Private pool	1989	2,656	\$562,000
Naples	Lakefront, clubhouse, tennis	2001	2,257	\$550,000
Naples	Private pool, privacy wall	2017	2,285	\$574,281
Naples	Fence	1954	1,379	\$535,000

THE NEWS-PRESS

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Schedules

RIVERFRONT

OPEN 10/1 11AM-1PM
4407 SE 20TH PL.,
CAPE CORAL
Home Built in 2003
\$1,200,000
Tina Tusack
239.634.3810

COBBLESTONE - HAWTHORNE

OPEN 10/1 1PM-4PM
10254 COBBLE HILL RD.,
BONITA
Immaculate 2 BR + Den
\$349,900
Deb Adams-Bateman
239.273.4824

GULF HARBOUR YACHT & CC

OPEN 10/1 1PM-3PM
11320 COMPASS POINT DR.,
FORT MYERS
4 BR + Office, 4 BA
\$1,199,000
Patti Testa
239.770.5445

BONITA BAY - SANDPIPER

OPEN 10/1 1PM-4PM
4131 LAKE FOREST DR. #1123,
BONITA
New SS Appliances
\$269,900
Dru & Greg Martinovich
239.325.3505

TARPON POINT MARINA

OPEN 10/1 11AM-3PM
6021 SILVER KING BLVD. #902,
CAPE CORAL
Waterfront Condo
\$789,000
Ron Cotorakas
239.560.1406

OASIS - BEACH CORRIDOR

OPEN 10/1 11AM-3PM
2407 SW 39TH TER.,
CAPE CORAL
Master Suite w/Office
\$249,900
Marc Wozny
239.297.0760

EAGLES NEST

OPEN 10/1 1PM-4PM
25961 NESTING CT. #101,
BONITA
Lake, Golf & Preserve Views
\$539,000
Cathy Lieberman
& Cindy Reiff
239.777.2441

PALM ISLAND

OPEN 10/1 1PM - 3PM
9114 PALM ISLAND CIR.,
NORTH FORT MYERS
3 BR + Den, 2 BA, 1,998 S.F.
\$239,000
Lori Jackson
239.633.4199

SOUTH FORT MYERS

Zuckerman breaks ground for models in Venetian Pointe

SUBMITTED BY ZUCKERMAN HOMES

Since the sales center opened at Venetian Pointe by Zuckerman Homes, the community has been gaining a reputation as a highly anticipated new-construction community in South Fort Myers.

Though the community is new to homebuyers, the builder behind Venetian Pointe by Zuckerman Homes has a rich history dating back to 1924. Over 90 years and four generations later, Zuckerman Homes is one of the region's premier homebuilders and real estate developers, having built more than 10,000 homes throughout Florida.

At Venetian Pointe, each floor plan offers the customization possibilities that Zuckerman Homes is known for, allowing residents to make their home unique. As a family owned and operated builder, Zuckerman understands that everyone has different needs, tastes and interests.

While each floor plan is carefully designed to encompass what homebuyers are looking for, Zuckerman goes to the great lengths to customize each home to the buyer's specifications. From adding or moving rooms, to removing walls or expanding living areas, Venetian Pointe by Zuckerman Homes offers customization opportunities.

Venetian Pointe's sales center is at 8031 Gladiolus Drive, at the corner of Summerlin Road and Gladiolus Drive. Online at VenetianPointe.com.



Models are underway in Venetian Pointe by Zuckerman Homes. SUBMITTED

Tundra

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items. The new home, with views of three Cape Coral canals, has everything from lower light switches and lower counter tops and appliances, to racks that pull down from cabinets.

All of the counters in the kitchen, bathrooms and den are open underneath so Leber can wheel his legs under and be up against the counter tops. Cabinet doors open upwards to give him more room. The oven door opens sideways so he can get closer. One of the things Leber is most looking forward to is his bathroom.

"Most showers have a back wall that is too close for me to turn around," he described. "Most showers have a four-inch lip to get in."

His new bathroom has a room with a shower, sink and toilet all in one area. He said that prevents him from having to get out of his chair multiple times to shower and use the toilet. The shower area is large enough for him to wheel into and there is a little section where he can push his wheelchair out of the wet area. The master bathroom also has another section with just a sink and urinal.

He said that will be a lot easier for him than in the rental where he is currently living.

"They built a ramp to the shower but it still has a drop off and then I have to get out of the chair and push it out of the shower," he described. "Having the commode in the shower here will save transfers and this will save me 10-15 minutes in the shower and that is a big difference."

When he brushes his teeth in the rental unit, he is more than a foot away from the sink.

"I brush my teeth from far away," he said.

At his new home, he wheels under the counter right up to the sink.

At the rental unit, he has to cook sideways because the bottom cabinets prevent him from bringing his body right to the stove.

"I can't get under the sink or stove there. I have to cook sideways," he said. "Here I can roll right under."

Leber's new home has two guest bedrooms. One of the guest rooms also has an accessible shower.

"I have friends in chairs that come down to visit and I want them to feel comfortable," he said.

Leber explained how hard it is to visit people. During Hurricane Irma, he evacuated to his niece's home near Tampa. He said she had to move her furniture around to accommodate him, and the shower was very difficult.



Cabinets fold up so doors don't get in the way as Gene Leber maneuvers around his den. ANDREA STETSON/SPECIAL TO THE NEWS-PRESS

That's why he wanted one of the guest rooms to be fully wheelchair accessible.

All of the bedrooms have dressers built into the closet. Leber wants only a bed in those rooms to give him and guests more room to wheel around.

There are a lot of other little touches that will make Leber's life easier. His den has a counter top that wraps around the room with space underneath. It also has windows with top and bottom latches that allow the top latch to unhook automatically when he opens the bottom one.

All of the rooms have tile against the wall 10 inches up. It looks like a wide molding that matches the floor, but it has a purpose. When he accidentally hits the wall

with his chair, it won't scratch or dent the wallboard. Most of the doors throughout the house are pocket doors. With a regular door, Leber would have to open it, move out of the way and then cross the threshold. Pocket doors go right into the wall and don't get in the way.

"It makes a big difference," Leber said.

His closet has a lever for him to pull that brings his clothes down to his level. The microwave slides out. The dishwasher has a drawer style opening. The grill on the lanai is lower.

"This is the first time I had a grill where I could actually look at the food," Leber said as he opened the grill.

The showers all have heat gauges on them. Leber said that is vital because he doesn't have any feeling in his legs and doesn't want to burn himself. The home also has an exercise room for his fitness equipment. That's important because he needs his arms to be strong to lift himself in and out of his chair and he needs his legs to move to retain muscle.

"It's unbelievable the things you don't even think about," Gydosh said. "It's so much more than just making the doorways bigger. Some of the new stuff they come up with is great for accessibility."

Luke Beverley, project manager for Tundra Homes, said he also learned a lot from building Leber's house.

"I learned what is involved in not having use of your legs and what that does to your lifestyle and what you can and can't reach," he said. "It's really an incredible house. It's hard to get in and out of a wheelchair and he wanted to minimize how many times he had to get in and out."

To help with that, Tundra Homes added a system that allows Leber to use his phone to turn off and on lights, air conditioning, use the cameras and more.

Gydosh said the most challenging part of building the home was the flat access from the house to the lanai. He said most homes have a four-inch drop to the lanai. In this house there is a smooth flat transition over the sliding glass door track from inside to outside.

"We raised the deck to make it work," Gydosh said.

"Tundra and my architect came up with a plan to make it seamless," Leber added. "That was important to have the outside access as much as possible."

Gydosh also got an exemption from the City of Cape Coral to build Leber's dock right up to the pavement right outside the lanai. Leber said he is excited about getting his first boat and is glad the design will allow him to roll right from his lanai outside to the dock.

"Everything is zero elevation," Gydosh explained.

Leber said he can't wait to move into his new home.

"I am looking forward to being able to function with everything I do every day," he said. "It will make a big difference living here."

Briefs

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Michael Waskiewicz; superintendent, Mark Battaglia and project administrator; Rebecca Hamilton. Christopher J. Lee Architects, Inc. has provided architectural services and Benson & Associates Interior Design is the interior designer.

Post hurricane closing questions answered

James D. York P.A., a local Realtor, is the host with Realtors Michael and Morgan York of York Real Estate Group of Downing-Frye Realty, on the show "Southwest Florida Real Estate Update." This week's show will answer questions on post-hurricane closings. Join the Yorks every Thursday from 1:30 to 3 p.m. Questions about upcoming topics, call 239-273-6727 or if you would like to be an audience guest, contact U.S.A. Marketing LLC at usamrktggroup@cs.com. All shows can be viewed at www.NaplesYorkRealEstate.com.

Transactions

CRE Consultants reported these transactions:

Eisman & Russo Inc. leased 2,754 square feet in South Town Center, 16323-16329 U.S. 41 S., Fort Myers from PF Collier LLC. Randal Mercer, Brandon Stone-

burner and Nicole Dahlberg negotiated the transaction.

Susan J Fahs Insurance Agency Inc. d/b/a Allstate Insurance Co. leased 1,153 square feet at 14421 Metropolis Ave., Suite 105, Fort Myers from Metropolis SWFL LLC. Randal Mercer and Brandon Stoneburner negotiated the transaction.

GreenLeaf Sport Corp. leased 1,000 square feet at 13350 Metro Parkway, Suite 104, Fort Myers from Corrian Enterprises LLC c/o CPSWFL LLC. Randal Mercer, Brandon Stoneburner and Nicole Dahlberg of CRE Consultants represented the lessee. Todd Holman of Woodyard & Associates represented the lessor.

Transactions reported by **LandQwest Commercial:** Johnson Development Associates Inc. purchased 3.37 acres at 8420 Sierra Meadows Blvd., Naples, Fla., from Sierra Meadows, LLC for \$1,950,000. Brett Low represented the seller.

4805 S Cleveland Ave LLC purchased a 6,000-square-foot retail center at 4805 S. Cleveland Ave., Fort Myers, from Nusbaum-Burandt LLC for \$925,000. Mike Doyle and Rokki Rogan represented the seller.

Progressive Casualty Insurance Co. leased 9,265 square feet in Forum Corporate Park, 9160 Forum Corporate Parkway, Fort Myers, from Forum Park II LLC. Songy Highroads represented the landlord and Adam Palmer represented the tenant.

Design Room by Room renewed their 4,371-square-foot retail lease in Bay Crossings at 26251 U.S. 41 S.,

Bonita Springs, from Park Apartments of Southwest Florida, Inc. & Monroe Management of Southwest Florida, Inc. Michael O'Mara facilitated the transaction.

Investment Properties Corp. (IPC) brokered these deals:

TBC 936 5th Avenue LLC purchased 1.63 acres of commercial property known as the former St. George and the Dragon restaurant building and a parking lot at 936 Fifth Ave. S. and 950 Sixth Ave. S. from The George LLC for \$8.8 million. David J. Stevens and Rob Carroll negotiated this transaction.

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