



THE NEWS-PRESS REAL ESTATE

Residential and commercial real estate classifieds » F13

IN BRIEF

Mediterra more than 90 percent sold

The fast-paced rate of sales in Mediterra means only 82 new homebuyers have the opportunity to select a homesite, build a home and become a neighbor in the 1,700-acre award-winning community.

Collier County's eight-time Community of the Year has only 24 single-family estate and 58 luxury villa homesites remaining in seven of Mediterra's intimate neighborhoods.

"Last year, we felt strongly that increased consumer confidence in the national economy and rising home prices would contribute to increased demand for new homes in Naples, and specifically new homes in Mediterra," said Mark Wilson, president of London Bay Homes which, with its affiliates, has managed sales and marketing in the community since 2009. "Our activity during the past year has exceeded our expectations. We have 30 homes currently under construction in the community, and Mediterra is now more than 90 percent sold."

Mediterra is a 2013 Aurora Award winner for best residential development within the Southeastern U.S. and was recently recognized as one of the top private clubs in the world with the Distinguished Emerald Club designation from Board-Room magazine.

Mediterra offers an array of lifestyle amenities, including the member-owned Club at Mediterra with two Tom Fazio-designed championship courses and the private 10,000-square-foot Beach Club on the Gulf of Mexico, featuring an elevated swimming pool, casual dining with a full bar, and valet service for beach chairs, umbrellas and beverage and food menus.

Beach renourishment done for Pelican Landing

An extensive beach renourishment and stabilization project at Pelican Landing's private 34-acre Beach Park is now complete, according to WCI Communities, which is developing The Colony Golf & Bay Club within the larger Bonita Springs community.

The \$2.8 million project on

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CORRECTION

The name of the Marlin model home builder was reported incorrectly in last Sunday's Real Estate section. The correct name is Tracey Quality Building.

LEE BUILDERS' PARADE OF HOMES



This is the only model built by Tundra Homes. PHOTOS BY ANDREA STETSON/SPECIAL TO THE NEWS-PRESS

Water, fire mix at Tundra's poolside

Builder incorporates customers' ideas

By Andrea Stetson
Special to the News-Press

For some people the Lee County Building Industry Association Parade of Homes is just an afternoon out to look at amazing houses and designs. For others it leads to a new beginning in a new home. For builders and designers it's a way to get the public to see their product and hopefully sign a contract.

That's what Dr. Lynn Hagedorn did last year during the



The pool features water and fire with a combination of a waterfall and fire element design.

Parade of Homes. When she saw the Tundra model she fell in love with it and had one built

for herself.

"I own the same one as the model," Hagedorn said. "He

paid so much attention to the details. I love the tray ceilings. He does that in almost every room. Last January they were having the Parade of Homes and I went to many open houses and I fell in love with this floor plan."

Hagedorn also liked that Dave Gydosh, president of Tundra Homes, would easily adapt the home to meet her ideas.

"I had extra windows put in and he worked with me on that. I found him easy to work with that way. I showed him the picture of a floor that I liked and

See TUNDRA » F4

MORTGAGES

Average 30-year rate up to 4.28 percent

Ends 5-week string of declines

Associated Press

WASHINGTON — The average U.S. rate on a 30-year fixed mortgage edged up this week to 4.28 percent from 4.23 percent but remains near historically low levels after declining during the five previous weeks.

Mortgage buyer Freddie Mac said Thursday that the average for the 15-year loan was unchanged at 3.33 percent.

Mortgage rates have risen about a full percentage point since hitting record lows

roughly a year ago. The increase was driven by speculation that the Federal Reserve would reduce its \$85 billion a month in bond purchases. Deeming the economy to be gaining strength, the Fed proceeded last month with planned reductions of its bond purchases, which have helped keep long-term interest rates low.

Recent economic data have pointed to a likely pause in the housing market's recovery. Real estate data provider CoreLogic reported last week that U.S. home prices slipped from November to December. And the year-over-year increase slowed, likely a result

of weaker sales at the end of last year.

The number of Americans who have signed contracts to buy homes has plummeted to its lowest level in more than two years.

Most economists expect home sales and prices to keep rising this year, but at a slower pace. They forecast that both will likely rise around 5 percent, down from double-digit gains in 2013.

To calculate average mortgage rates, Freddie Mac surveys lenders across the country between Monday and Wednesday each week. The average doesn't include extra fees, known as points, which

most borrowers must pay to get the lowest rates. One point equals 1 percent of the loan amount.

The average fee for a 30-year mortgage was unchanged at 0.7 point. The fee for a 15-year loan also remained at 0.7 point.

The average rate on a one-year adjustable-rate mortgage rose to 2.55 percent from 2.51 percent. The average fee declined to 0.4 point from 0.5 point.

The average rate on a five-year adjustable mortgage fell to 3.05 percent from 3.08 percent. The fee held at 0.5 point.

Lee County's top 10 sellers

Here's a snapshot of the top home sales, by price, during the week ending Feb. 8.

LOCATION	FEATURES	YEAR BUILT	SQUARE FOOTAGE	SELLING PRICE
Bonita Springs	Lakefront, gated, private pool/spa, golf course, tennis	2006	5,927	\$2,300,000
Cape Coral	Gulf access, canal, gated, private pool/spa, tennis	2003	3,678	\$1,490,000
Fort Myers	Lakefront, private boat dock, gated, golf course, tennis	1992	10,571	\$1,300,000
Bonita Springs	Gated, private pool/spa, golf course, tennis	2003	2,287	\$572,500
Cape Coral	Lakefront, gated, private pool/spa, tennis	2001	2,434	\$569,000
Estero	Gated, private pool/spa, golf course, tennis	1990	2,664	\$565,000
Fort Myers Beach	Gulf access, boat lift & dock, private pool	1971	1,379	\$489,000
Cape Coral	Gulf access, canal, dock included, private pool	2002	2,153	\$479,000
Fort Myers	Lakefront, gated, private pool/spa, golf course, tennis	2013	2,434	\$439,400
Fort Myers	Gulf access, creek, boat dock, private pool	1982	2,319	\$424,900

SOURCE: Royal Shell Real Estate

THE NEWS-PRESS

FEATURED HOME

This well-maintained 2004 Cape Coral home located at 2000 N.E. 14th Place features three bedrooms, all with large walk-in closets, two baths and a huge lanai and saltwater pool. The home has 1,884 square feet of living area and is open with a bright great room that flows to dining area and kitchen. Plenty of cabinet space in kitchen with large cabinet pantry, plus separate desk space with even more storage. There is also a storage/work shed at the back of the house. Fenced backyard and inside laundry room. Asking \$176,900. Contact Kelly Denmark with Sunrise Realty at 707-7154.



To submit a listing to run at no charge as the Featured Property in Sunday's Real Estate section, agents should email description and photo to realestate@news-press.com.

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COMMUNITY OPEN HOUSE Multiple Properties Open Tour Renovated Clubhouse THE BROOKS COMMUNITY OPEN HOUSE 10:00 PM to 4:00 PM	GULF HARBOUR YACHT & CC Open Sunday 1-4 PM 11501 Compass Point Drive Custom Home w/Private Lake Views \$1,079,000 Patti Testa 239.770.5445	PINEHURST ESTATES Open Sunday 1-4 PM 13762 Pine Villa Lane 5 Bedrooms, Over 4,150 Sq. Ft. of Living Area \$699,000 Sally Hunt, McMurray & Nette 239.470.4226	THE PLANTATION Open Sunday 1-4 PM 10636 Highgrove Pl. Jameson, 4BR + Office, 3 BA \$639,900 Katie Brady 239.770.6061
SIESTA ISLES WATERFRONT Open Sunday 1-4 PM 18196 Deep Passage Lane Deep Water Access to Gulf \$599,900 Roger Stening 239.770.4707	GULF HARBOUR YACHT & CC Open Sunday 1-4 PM 11246 Bienvenida Way #201 Golf Course & Lake Views! \$585,000 Patti Testa 239.770.5445	SW CAPE CORAL POOL HOME Open Sunday 1-3 PM 4837 SW 29th Ave 4 BD, 2 BA, 2,233 Sq. Ft. \$395,000 Tina Tusack 239.634.3810	BUTTONWOOD HARBOR Open Sunday 2-4 PM 12630 Panasoffkee Dr. Designated Docks/Sailboat Access/Tennis \$375,000 Lori Jackson 239.633.4199

Tundra

Continued from F1

they were able to replicate that for me.”

Hagedorn moved in last month and loves her home in Cape Coral.

She said the Parade of Homes really helps those looking for builders or designers because they can see so many different things in just one day or one weekend.

“The Parade of Homes; it was really nice to be able to have that to see what the different builders had,” Hagedorn said. “I probably went to eight of them. I spent a couple of days going through models.”

Thomas and Jackie Cooper moved into their Tundra home three months ago. They also chose Tundra after seeing a previous Parade of Homes.

“We looked around and evaluated about a dozen home builders,” Thomas Cooper said. “We liked Tundra’s design best. We like the ability to entertain a large number of people. Once we compiled everything, it was a no brainer for us to go with him.”

Cooper said he likes the details like the little entry room for organizing items on the way in and out of the house.

“We thought, perfect, we wanted something like that to put down odds and ends and we added USB ports in the wall to put in our cellphones and charge them,” Cooper said.

The Coopers like the quality of the home and the fact that Tundra is a family-owned business.

“The best compliment is we would build with them again in a heart-beat,” Cooper said. “When you build a home there are 10 million things that can go wrong, but when things were brought to their attention one of the nice things was we never ever got a ‘we can’t do that’ or ‘we can’t do this,’ they could always make it happen. One of Tundra’s attributes is they are a family

business and there is that family work ethic.”

Gydosh didn’t want his model to look like so many others. He wanted the home to reflect a lifestyle that customers wanted down to the tiny details. It’s these small details that are prompting people to remember this house this year as they tour up to 70 homes during the Lee County Building Industry Association’s annual Parade of Homes.

Tucked away near the garage entry to the house is an organizational area with cubbies for purses and backpacks, ports for charging cellphones, a faux finish chalkboard for writing notes or memos, hooks for hanging jackets or towels and countertop and an area for keys and other items.

“It’s a place with a counter, cubbies and hooks to put things so they don’t get lost in the house,” Gydosh explained. “We were listening to what the customers were looking for.”

Gydosh was also going for a different look when he built his first model.

“The Tuscany look is not as popular,” Gydosh said. “This is more of a modern style contemporary, but not as hard core. There are square corners and straight lines.”

The three-bedroom,

IF YOU GO

What: 28th annual Lee County Parade of Homes

Where: Throughout Lee County (maps and locations can be found online)

When: Today and Feb. 20-23, Feb. 27-March 2
 Thursdays-Saturdays: 10 a.m. - 5 p.m., Sundays: Noon-5 p.m.

Cost: Free

Info:
 bia.net/parade-of-homes, 936-5525

plus den, 2,800-square-foot Costa Del Sol model starts at \$339,000. It has an iPad control on the wall along with remote lighting, security, music and temperature controls.

“The gray colors are more trendy,” Gydosh said. “That is what is happening in the market.”

Ninety-degree pocket doors lead to the outdoor living space that features a fire and water design in the pool that includes a waterfall and fire element.

“People love the outdoor area,” Gydosh said. “The pool is in a geometrical shape. We designed it ourselves.”

The pool also features a shallow one-foot area with chairs on a sun shelf right in the pool.

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