

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](http://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.*



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](http://cccia.org)*



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

For more information visit us at [cccia.org](http://cccia.org)





*The Osprey Grande*  
A CORAL ISLE BUILDERS HOME







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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.

*Koogler*  
HOMES Inc.

KooglerHomes.com | 239.542.4540   CBC058219 



SHOWCASE HOME  
12195 Matlacha Blvd  
Matlacha Isles, FL 33991

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# THE HAVEN

By Matthew Sinclair



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4,771 INDOOR LIVING      1,447 OUTDOOR LIVING

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*Matthew Sinclair*



*When looking for a builder with quality standards, an eye for detail, who is on the jobsite, look no further than Sinclair Custom Homes, Inc. by Matthew Sinclair. Matthew Sinclair builds on your lot or he'll help you find that perfect lot to build any of his custom home designs.*

## THE HAVEN

12195 Matlacha Blvd, Matlacha Isles, FL 33991

Featuring: 3 stories of unique handcrafted custom interior maple and cypress exterior wood finishes, large gourmet gas kitchen, luxury masterbath with soaking tub, smart home features, elevator, solar power, outdoor kitchen with dual kegerator, custom pool with travertine deck and water feature, 360 spa with spill over, custom handcrafted doors, 4-6 person sauna with steam shower, workout gym and dance studio, theater room, butler's pantry, laundry room on the top level, office or den, 3 car - 2 car deep garage with lift for a 4-5 car fit.

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Proud Members of the CCCIA





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Beautifully glazed custom cabinetry finished in brushed gold hardware and gourmet appliances adorn the kitchen, while a custom pool package is set to entertain those who know how to relax. Retreating into the master suite will pamper you with loads of space, cherry cabinetry, and marble finishes to help you unwind.

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Years  
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# GENOVA MODEL

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



<b>SQUARE FOOTAGE:</b>	
Living Area:	1,789 SF
Garage Area:	448 SF
Entry Area:	54 SF
Lanai Area:	240 SF
<b>TOTAL:</b>	<b>2,531 SF</b>



Visit our Genova Model at:  
**1414 SW 16th Terrace, Cape Coral, FL 33991**  
239-256-3011 | [www.OptionOneBuilders.com](http://www.OptionOneBuilders.com)





# 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.

Our Florence Model is characterized by functionality, smart forms and aesthetic quality. Including an open floor plan, clean cabinetry, door with geometric shapes, uncluttered spaces, a neutral color palette, and high ceiling that make the interior design spacious and illuminated.

**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**



Visit our Florence Model at:  
**511 SW 28th Terrace, Cape Coral, FL 33914**  
239-256-3011 | [www.OptionOneBuilders.com](http://www.OptionOneBuilders.com)





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239-458-7465 | 239-347-3105  
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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.



**LISA CATHEY | Realtor**

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The residences created by the team at Windward Construction begin by imagining every detail and nuance. We believe building is as much of an art form as it is a science. We invite you to join us at the intersection of building and imagination and see what it means to blur the lines between indoor and outdoor living spaces.

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

Join us on the following weekends:

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Fridays & Saturdays 10am–5pm | Sundays Noon–5pm



Beautifully crafted homes starting in the mid \$500s

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EXPERIENCE





*This elegant yet modern inspired home encompasses 2,893 square feet of living space and features a master suite, two guest bedrooms, study, 3.5 baths & 3 car garage. The gourmet kitchen features two full size islands and a spacious walk in pantry. Enjoy alfresco dining on an expansive lanai complete with an oversized summer kitchen, two gas fireplaces and custom designed pool and spa. Every detail has been thought out to make you fall in love with this home.*

VISIT THE *La Palma II* MODEL

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HOMES

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







## See it Sparkle.

After all, all of Don Koogler's extraordinary homes are brilliantly, custom-crafted for home buyers who want the very best. Experience the irresistible allure of a custom Koogler home in its handcrafted wood-paneled walls with leather inlays, European Oak plank floors, natural cypress wood ceilings, Italian porcelain, marble and stone, and a professional-grade gourmet kitchen. Discover how originality helped create our nearly 20-year legacy.

*Shine a spotlight on the Modern Jewel during the 2020 CCCIA Showcase of Homes!*

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CBC058219 





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Our Havana The Next Generation. We have taken our very popular Havana to the next level, with a luxus package. 9'.4" outer walls. 8 foot doors and windows/sliders. All window are impact , low E . 5 1/4" base boards. Upgraded granite. Luxury kitchen, porcelain plank tile floors throughout.

We have concentrated on out door living. An extra roofed extension with seating area, built-in benches. Complete outdoor kitchen and an air conditioned full bath including shower. Free form pool with planter waterfall

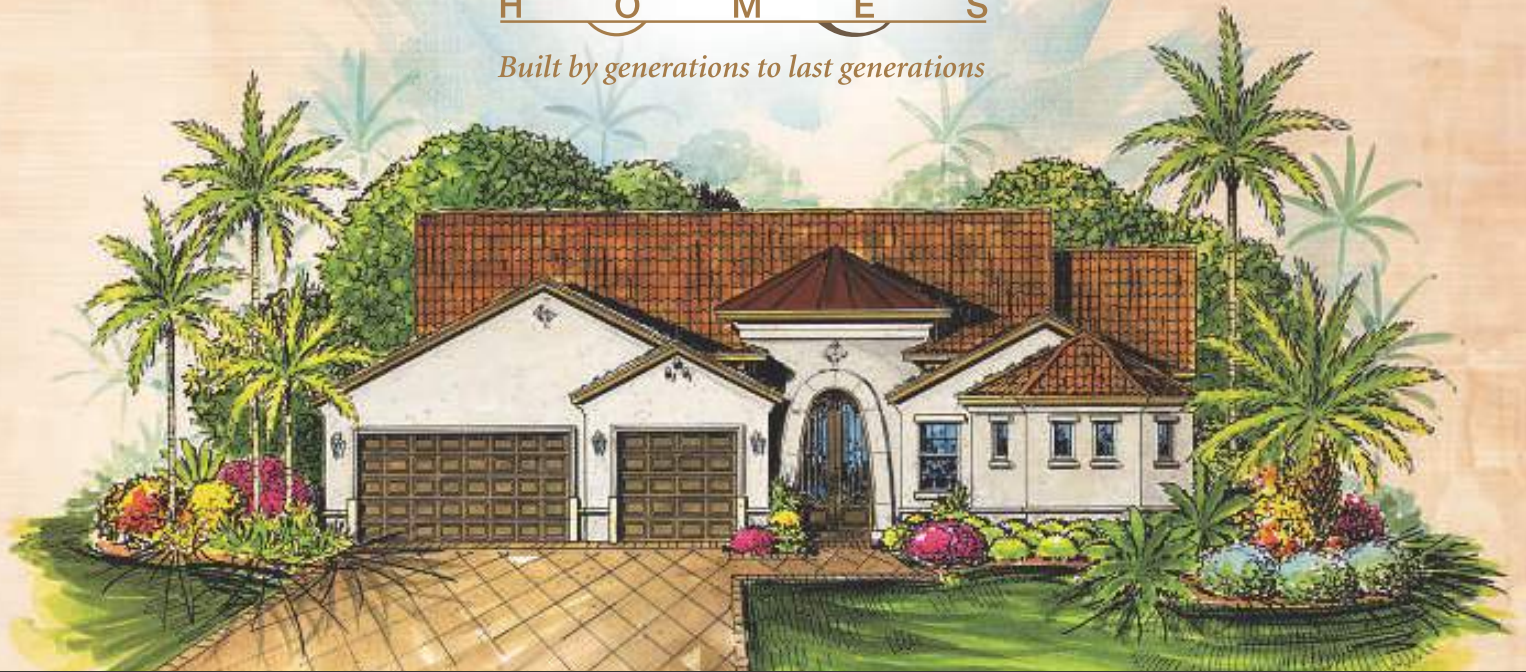
**LIVING AREA 1,857 sqft**  
**TOTAL AREA 2,909 sqft**  
**3 Bedrooms+ | 3 Bathrooms**  
**2 Car Garage | Den**



# Frey & Son

H O M E S

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## THE PALM BEACH

This glorious new design is one of our two newest floor plans built under our reunited brand. The front elevation has unique design elements, including the elliptical doorway arch and the castle-like shape to the entry. The Palm Beach truly expresses subtropical style with its tile roof and pitched metal accent over the doorway. Its beauty will endure for generations to come, like our building legacy.

### FEATURES:

- Three Bedrooms
- Three Baths
- Covered Lanai
- Great Room
- Dining Room
- Study
- Summer Kitchen
- Three-Car Garage
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- 8' Interior Doors



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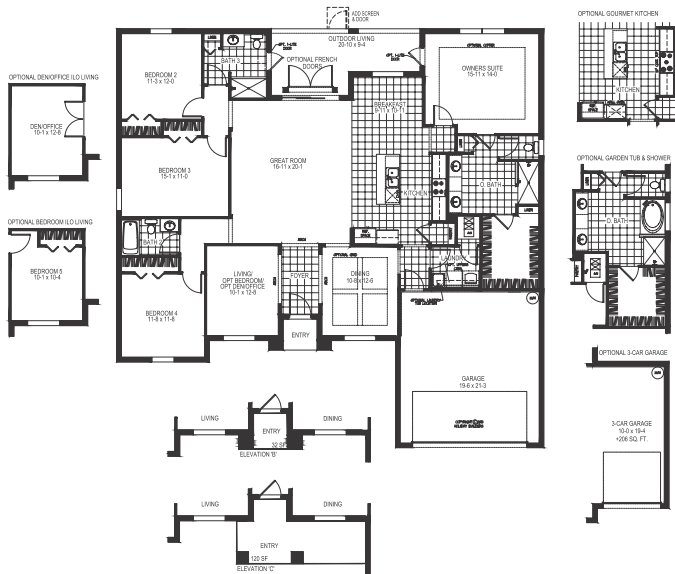
## Holiday Style



### THE CHARLESTON

1st Floor Living 2,338 Sq. Ft.  
Garage 457 Sq. Ft.  
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Outdoor Living 161 Sq. Ft.  
Total 2,982 Sq. Ft.

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- Build on your lot or one of our fresh water lots available
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- Award winning floor plans

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The Charleston Model

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# Made In **CAPE CORAL**



**Come Preview Our New Custom Design  
at the 2020 CCCIA Builder's Showcase.**

4342 SW 28th Place, Cape Coral, FL 33914



## ***We're Cape Coral Strong for Decades.***

Principal owners George Diggs and Brian Gomer are long-time residents of this great city, and passionate about building homes with meticulous care and attention. Just take a look at our Showcase Home to see for yourself. We have other floor plans as well, so you're sure to find one that suits your lifestyle best.



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**Come see us today.**

CGC062922





# MOVE IN TODAY!

## \$799,900



Cape Royal  
Gated Golf Course Community  
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Cape Coral 33991

4 Bedroom / 3 Bath plus Den  
3 Car, Pool  
2,973 sq ft Living Area  
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## Getting Homes SOLD!

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\$45 million sold in 2019  
103 Homes sold in 2019

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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.



**VISIT OUR MODEL**  
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**Cape Coral, FL 33914**  
**239.540.4908**





*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.





*Represented Exclusively by Durling and Associates, Realtors*

- 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







Come tour our new Pineland Model at  
**3516 SW 8th Place, Cape Coral**



CHRISTOPHER ALAN HOMES

---

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**239.800.2164**

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New Models Starting At **\$169,990**

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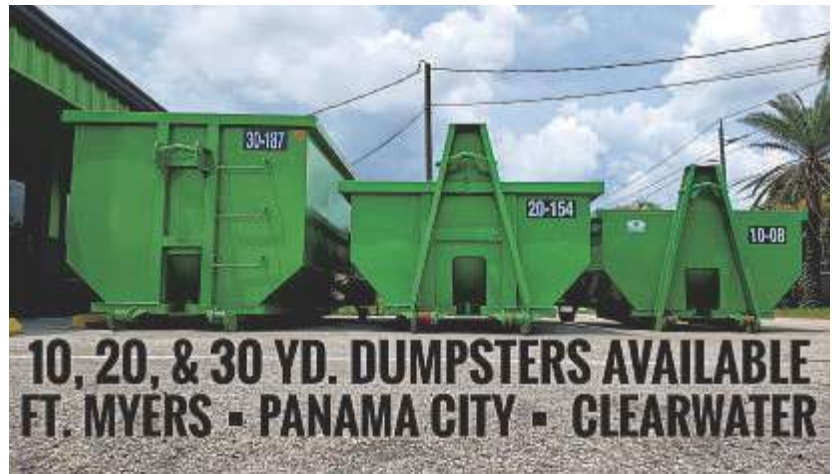


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