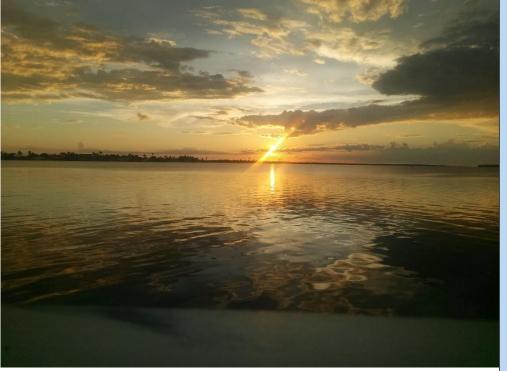


A Buyer's Guide to Southwest Florida





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Table of Contents

Spotlight on Cape Coral	1
History of Cape Coral	2
Recreation and Dining and Nightlife	3
Spotlight on Ft. Myers	4
Ft. Myers Restaurants & Entertainment	5
Entertainment & Attractions	6-7
Sanibel, Captiva & Fort Myers Beaches	7-8
Boating & Fishing	9
Wildlife and Eco Tourism	9-10
Golf Courses	11
Southwest Florida Real Estate	12
Relocation Utility Services	13

You could be here right now! The average winter temperature is 70° F.

What is the weather right now? Click on this link below.

TODAY'S WEATHER IN SW FLORIDA - CLICK HERE!

Spotlight on Cape Coral

Deemed a "waterfront wonderland" and a "Tropical Paradise", Cape Coral continues to expand and attract a consistent year-round crowd. Reasons why Cape Coral is the best place to live, work and play are endless! Cost of living is 3.7%

lower than the U.S average, the Cape is ranked #1 most popular city for the holidays, jobs have increased by 3.95%...and we're just getting started! Cape Coral has more than 400 miles of canals, making living on the water a lifestyle. This gem of a city is only a short boat ride away from world class beaches, such as Sanibel Island, Cayo Costa, Ft Myers Beach, Captiva, Cabbage Key, Bokeelia, Gasparilla, and more! New restaurants, new home construction and a demand for housing is even more reason Cape Coral is the ideal place for families to enjoy all of the fun activities SW Florida has to offer!

Where is Cape Coral?

Cape Coral is located in Lee County, Florida, United States. With over 400 miles of navigable waterways, Cape Coral has more miles of canals than any other city on earth. According to estimates as of 2015, the city has a population of over 165,000, making it the largest city in Southwest Florida.

Cape Coral is bordered on the South and East by the Caloosahatchee River and on the West by Matlacha Pass. The city of Fort Myers lies across the Caloosahatchee River to the South and East, and Matlacha and Pine Island lie across Matlacha Pass to the West.

Cape Coral is connected to Fort Myers by two bridges. The Cape Coral Bridge connects Cape Coral Parkway to College Parkway in Fort Myers. The Midpoint Memorial Bridge connects Veterans Parkway to Colonial Boulevard. The Caloosahatchee Bridge connects North Fort Myers to Fort Myers. North Fort Myers is North of Cape Coral.



Demographics for Cape Coral/Ft Myers area (US census report):

*Median age is 44. (www.capecoral.net, 2016). Total population is 168,000.

*Median sales price of single family homes as of 2018 is \$277,000

Cape Coral unemployment rate dropped to

5.4% in 2014, the lowest it's been in five years.

*The national unemployment rate is 5.9%.

One of the most attractive features of Cape Coral and Southwest Florida is its terrific year-round weather. The area averages 265 days of bright sunshine each year. The summers are very warm, humid and rainy; the winters in Cape Coral are absolutely beautiful.

Fun Facts

Land Development: November 4, 1957

First Family Moves to Cape Coral: June 14, 1958

Cape Coral Votes to Incorporate: August 18, 1970

First Mayor: Paul Fickinger

First City Council Meeting: December 3, 1970

First City Motto: "City of Superlatives"

First Business: The Nautilus Inn

First Real Estate Agency: Wonderland Realty

First Motel: Ranch House Motel

First Restaurant: Surfside Restaurant

First School: Cape Coral Elementary

First High School: Cape Coral HS '79

Cape Coral Bridge Opens: March 14, 1964

First Movie Filmed Entirely in Cape Coral: The Fat Spy (1966)

"Santiva": Cape Coral's Mail Boat from

1958 to 1963

Cape Coral's First Bank: 1964

Recreation

Averaging around 265 days of bright sunshine a year, outdoor activities in Cape Coral are a must. The city is home to six golf courses, five official boating ramps and twelve boating marinas, allowing easy access to

the water no matter where you live. The area also boasts 39 parks, so you can try a different spot each day of the month!

If your family loves sports, take a trip out to the Cape Coral Sports Complex – the city's largest athletic facility. The 52-acre park boasts five soccer fields, five softball fields, and four regulation-sized baseball fields – all of which are well lit for evening games and practices. The complex also includes three concession stands, restroom facilities, picnic shelters and playground equipment for young children.

With more canals than Venice, Italy, the fishing opportunities in Cape Coral are endless. With 295-miles of freshwater and 105-miles of Gulf-access (brackish) water, snook, trout, tarpon and grouper are just some of the fish you may find while cruising through the water. And with places like Cayo Costa, Picnic Island, Sanibel Island and Cabbage Key all within a few miles away, spending a relaxing day on a remote island is easy! Just pack your sunscreen and paradise is just a boat ride away.

Dining and Nightlife

If you're in the mood for a one-of-a-kind cuisine, Cape Coral is dozens of locally owned and managed restaurants from a burger to a date-night dinner, there is something for every Some of our favorites are The Lobster Lady, Cork Soaker's Deck Slate's, (Cajun style), Blu Agave, Big Blue Brewing, Point 57, Fish Woody's, Ceno Grille, (Italian/Greek), Fathoms, Rum Runners, Press, (a fresh pastry and gelato café) Marker 92 at The Westin – Resort @ Marina Village, Pinchers Crab Shack, Gather, The



home to quick occasion. & Wine Bar, Tale Grille, The French Cape Coral Boathouse at

the Yacht Club, and Iguana Mia. Many of these tropical restaurants feature live music, a packed menu and happy hour throughout the week. And don't forget the amazing sunsets!

More locally owned restaurants have been added to the mix!



We are very excited about the Opening in December 2018 of **Redfish Point Garden Bar & Grill** at 1520 Lafayette Street, near Del Prado Boulevard. This is one of our favorite places, for Happy House, lunch or dinner. The outdoor patio and bar has a great atmosphere.

Backyard Beer Garden

In downtown Cape Coral, the Backyard Beer Garden is a brand new concept. It's a casual eatery with its focal point a new bar trimmed in reclaimed wood and topped with hammered copper.

Gather

The second waterfront restaurant from the creators of Fathoms, Gather gets it. It is part of the Westin Resort complex in SW Cape Coral. The view of the Tarpon Point Marina is incredible. The decor is stunning yet comfortable and welcoming. The menu is international but approachable, and as simple or fancy as you so choose. — Gather gets it, and it gets you to keep coming back.

Find it: 5971 Silver King Blvd, Cape Coral; 673-9939; gathercape.com



If you're ready for a night on the town there's a place for everyone. Have a drink at **RumRunners**, or **Fathoms** at Cape Harbour and toast to the sunset, and watch the sun disappear into the sky.

Be sure to check out The Westin Cape Coral Resort @ Marina Village in Tarpon Point. What an amazing view! Beautiful boats surround the river, and the "Nauti-Mermaid" Pub and Restaurant offers great food and live music on the patio.

Ready for some dancing? Strap on your boots and go line dancing while listening to country music at **The Dixie RoadHouse Saloon**. Blake Shelton once made an appearance...so you never know who might be next! Located in downtown Cape Coral.

Spotlight on Fort Myers



Edison & Ford Winter Estates encompass 20 acres of tropical gardens, the historic homes, Edison laboratory, a museum filled with inventions and exhibits, a museum store, garden and cottage shoppe. Call for more info, 239-334-7419.

General Information: Open Year-Round

Location: Downtown **Suitable for Ages:** Adults (18+), Kids (5-8), Seniors (55+), Teens (13-18), Tweens (9-12) **Time To**

Experience Activity: 2 - 3 Hours, Half Day Hours: 9 a.m. - 5:30 p.m. daily



Downtown Fort Myers, also known as the River District, forms the core of a city that stretches for miles south along the Caloosahatchee River and east to the rural interior. Named for a Civil War-era army colonel, Fort Myers' history parallels that of Florida itself.

The Calusa Indians inhabited the islands nearby. Later, pioneers settled the pine flatwoods, and cattle drivers escorted their charges down what is now McGregor Boulevard to ships docked at <u>Punta Rassa</u>. Thomas Edison and Henry Ford brought national recognition to the town when they chose the City of Palms as their winter getaway.

Today, Fort Myers bustles with ecological, historical and cultural attractions. There's also a range of shopping featuring high-end outlets, antiques, boutiques and outdoor malls. For dining and nightlife, explore the River District – Fort Myers' beautiful historic and cultural center. Explore this colorful, historic, sub-tropical city along the waterfront of the Caloosahatchee River with its original brick-lined streets and charming restaurants, shops, art galleries, and performing arts venues. Take the historic downtown walking tour or hunt for antiques before lunch at The Open Door Shoppes on Hendry Street.

With kids in tow, head to the <u>Imaginarium Hands-On Museum & Aquarium</u> for an afternoon of activities and exploration. Budding historians, scientists and inventors will want to take a narrated tour of the <u>Edison & Ford Winter Estates</u>, just south of downtown. While children of all ages will enjoy the indoor/outdoor celebration of the prolific inventors' and industrialists' lives, kids ages nine and older get the most out of the experience.

Since Thomas Edison and Henry Ford established their winter estates here, this Southern-influenced town has grown attractions and atmosphere worthy of envy. A drive down McGregor Blvd. toward 'Downtown' and the Edison & Ford Estates, and you will understand why Ft. Myers is called 'The City of Palms'. Some of the Royal Palms you'll see were originally planted by Thomas Edison himself (well I am sure he hired someone to plant them!) and have stood for a very long time.

The



Ft. Myers Restaurants

When lunchtime rolls around, you'll find quite an assortment of eateries. Two of the most memorable draw their inspiration all the way from England. Embrace your inner Brit with tea, sandwiches and sweets at the quaint <u>Wisteria Tea Room</u>, or indulge in a triple-decker BLT and a cold one at the pub-style <u>United Ale</u> House.

The Veranda



One of the oldest restaurants on this list, the <u>40-year-old Veranda</u> needn't worry about a mid-life crisis. This charmingly Southern downtown classic knows what it is and what it does best. It's a place where the salads are still made table-side, and where al-fresco diners get a gorgeous and private courtyard lined with gurgling ponds. It's grit cakes, and escargot in puff pastry, and massive Chateaubriands. It's all this, served in an old-Florida estate in the heart of downtown.

2122 Second St., Fort Myers; 332-2065; <u>verandarestaurant.com</u>

Bruno's of Brooklyn: Narrow and boxy, Bruno's has an authentically NYC appeal. The thick veal chops, plump meatballs and fresh-made cannoli don't hurt, either; brunosofbrooklyn.com

Caffe Toscano: Owned by a former Italian-foods importer, this little gem serves only the best ingredients with the homey charm of a Tuscan famiglia; <u>caffetoscanofl.com</u>

Capone's Coal Fired Pizza: A sister restaurant to Ford's Garage and several other downtown concepts, Capone's is the only one that truly nails it. From the house-made pastas to the perfect pizzas flash cooked in the 800-degree ovens, it's good all-around; caponescoalfiredpizza.com

Colleoni's Eatery & Bakery: Two sisters from Rome have turned a former lunch joint into a <u>haven for all things Italian</u>. From the house-made pastries to the fresh salads and pastas, it's impossible to go wrong here; colleonis.com

Entertainment & Attractions

Southwest Florida is your premier destination for all things entertainment. Wanting to see the latest blockbuster hit? Check out **Marquee Cinemas in Cape Coral or the Regal Cinema Bell Tower 20 in Fort Myers**.



SunSplash Family Waterpark: 14 acres of water slides, a specialized kid zone, a lazy river, family pool, sand volleyball, arcade games, snack shops, and a gift shop.

Take a walk through
Thomas Edison's
Henry Ford's winter
estates during the
holiday season, and
how these two
prominent historical
lived back in the early

and

see

figures 1900s.

Take part in a safari through the **Everglades National Park**

and keep an eye out for snakes and alligators. See a live show at the Broadway Palm Dinner Theater or the Barbara B. Mann Performing Art Center. Watch the **Boston Red Sox or Minnesota Twins** during their spring training at JetBlue Park or Hammond Stadium.

Shopping

Go shopping at the Edison Mall with anchor stores such as Macy's, Dillards, JCPenney and Sears. Or the high-end Bell Tower Shops where you will find many designer shops as well as great restaurants. There is also the Miromar Outlet Mall in Estero with hundreds of shops and restaurants to choose from.

Fairs, Festivals and Block Parties



Every year Southwest Florida hosts a variety of fairs, festivals and block parties. One of which is **Red, White and Boom in Cape Coral**— a traditional event held on the Fourth of July. Families and friends come together to celebrate by watching performances of local and national music acts, enjoying delicious food and beverages, and, of course, gazing at the incredible fireworks show at the end of the night. The event features the biggest fireworks show in Southwest Florida.

For the past 25 years the German American Social Club has brought Munich to Cape Coral. The six-day long event is full of singing, dancing, laughter, delicious food and beverages, games and entertainment. **Oktoberfest** is fun for the entire family and a true tribute to the German culture.

Stroll the streets of Fort Myers or Cape Coral during the many Art Walks and Music festivals held on weekends throughout the year, or listen to live music and bands at numerous pubs, restaurants, and bars in downtown Fort Myers and Cape Coral. It doesn't matter which side of the river you're on, you're guaranteed a great time out!

Perhaps one of the most anticipated events in SW Florida is the annual **Holiday Boat-a-long in Cape Coral**. It's Christmas done Florida style. Each December a procession of about 100 boats decorated in a festive holiday fashion with lights, costumes, music – and whatever else their captains can think of – sail along the canals of Cape Coral. People gather on the banks of the water to enjoy the parade and keep an eye out for Santa.

Are you a motorcycle enthusiast? Then you won't want to miss **Cape Coral's Bike Night!** Complete with live bands, food, drink and an amazing collection of bikes and great people, you're sure to enjoy this popular street festival. Be sure to check out the city's web site for the next Bike Night, www.capecoral.net.



Art Walk

A must do in the River District of Downtown Ft. Myers social scene is the monthly Art Walk. Always on the First Friday, visit the many exciting galleries, exhibitions, and performances. Free to the public with many venues featuring additional attractions and specials. Rain or shine, 6-10 pm.

Music Walk

The River District comes alive on the third Friday of the month as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public with

many venues featuring additional attractions and specials. 6-10 pm.

Sanibel - Captiva - Ft. Myers Beach

Few places in the world have so much sandy coastline that remains undeveloped. Add a subtropical climate and warm Gulf waters and your island vacation fantasy just got closer to reality. Southwest Florida beaches truly have something for everyone. And all have a different feel. Some are the perfect place to relax and enjoy the calm Gulf waters. Others are more ideal for island adventures like Jet Skiing, kayaking or hiking. Whatever they have to offer, they're all unique in their own way. But which beach is right for your vacation? Read below to find out.



kayak spots and grills. Parking is \$5 per hour.

LIGHTHOUSE BEACH

Located on the east end of Sanibel Island, Lighthouse Beach is where history and adventure come together. Take photos with a century-old lighthouse. Fish along the pier on the bay side and enjoy the views of Sanibel Causeway.

Parking is \$5 per hour.

BOWMAN'S BEACH

Looking for shells? Look no further than Bowman's Beach on Sanibel Island. After only a few minutes, you'll have a bucket full of shells, and the Sanibel Stoop mastered. Beyond shells, you'll find a fun playground, fitness trail,

CAPTIVA BEACH

Romantic picnics, beautiful sunsets, quiet shores – Captiva Beach is the place to go for a beach date. It's no surprise it's commonly referred to as, "one of the most romantic beaches."

Parking is \$5 per hour or \$20 for 4 hours or more.

LOVERS KEY STATE PARK

Lovers Key State Park has it all: swimming, picnicking, biking, hiking, kayaking, paddleboarding, you name it. If it's your first trip to Fort Myers, add it to your must-see list.



FORT MYERS BEACH

Fort Myers Beach: a seven-mile stretch of coastline filled with activities for everyone in the family. You can spend the day jet skiing, parasailing, windsurfing, water skiing, or biking alongside the shore. Afterward, stop by a local restaurant for fresh seafood and live music or shop at the one of a kind shops.

Parking is \$2 per hour.

CAYO COSTA STATE PARK

Mangroves galore make Cayo Costa State Park a favorite for manatees and dolphins. You'll need a boat ride to get out to this ultra-secluded spot, but the serene views make the trip

part of the fun. When you're there, enjoy the deserted island vibe by camping surrounded by hiking and biking trails.

Get more info on ferry service to the island here

Of course, these are just a few of the beaches you'll find on The Beaches of Fort Myers & Sanibel.

Boating and Fishing

Southwest Florida is also home numerous boating marinas and so you always have easy access water no matter where you live.

You can hire a Captain and get knowledge of the best fishing or watching spots. You can hop on boat and ride out and watch the or look for dolphins, Or if you confident, rent your own boat explore the out-islands that you only reach by boat. Cayo Costa, Useppa, and Cabbage Key are few. Call me if you want recommendations for a fishing



to ramps, to the

the dolphin a party sunset feel and can

just a

guide.

FRESHWATER FISH

Black Bass Catfish Garfish Pan fish Pickerels Stripers Suckers

SALTWATER FISH

Tuna, Bluefish, Grouper, Snapper, Dolphin (Mahi Swordfish, Mullets, Shark, Flounder, Tarpon, Mackerels, Amberjack, Jacks, Snook



Mahi),

Local Wildlife

Burrowing Owls

Burrowing owls are a protected species, and Cape Coral is one of the few places in the world with a large



population. They often nest on vacant lots. Many people wrongly believe that it is not possible to build on a lot if burrowing owls occupy it. One of the key management practices in Cape Coral is the site inspection provided by the contractor prior to permitting. The contractor must submit a Burrowing Owl Affidavit with all building permits. All burrows on the project site must be reported on the affidavit.

Eagles Nests

bald

osprey, roseate spoonbill, egret, great blue heron and pelican are just a few examples of the many birds found area. The terrestrial communities have been the most by growth, but on any given day one may possibly see and birds such as raccoons, rabbits, squirrels, bobwhite ibis and ground doves. If you're a bird-watcher, or a lover, Southwest Florida has so many great places to do out these:



Southern eagle, the brown in this disturbed animals quail, white nature it! Check

long

Six Mile Cypress Slough Preserve

Journey into a 3,400-acre wetland ecosystem on a mile-

boardwalk trail. Enjoy overlooks, plants and wildlife and free guided walks year-round. Group programs/tours by reservation only. Visit the Center for hands-on displays and more! Ft. Myers

J.N. "Ding" Darling National Wildlife Refuge

This 7,600-acre wildlife refuge is home to 51 types of reptiles and amphibians, 32 mammal species, over 270 species of birds. Paddling, hiking/biking trails, observation towers and a four-mile scenic drive (drive closed Fri.) Indigo Trail opens daily leading to the Wildlife Education Boardwalk's scat and tracks replications. Free hands-on Visitor & Education Center open daily with free seasonal programs and tours. Year-round guided tram, boat and paddling tours. Sanibel Island



Four Mile Cove Ecological Preserve

A "green" gem on the Caloosahatchee River on the Cape Coral side of the midpoint bridge that offers pristine canoe and kayak waterways (weekend kayak rentals from Nov-May), 6,000-ft. boardwalk/walking trail through mangroves and marshes, a quiet picnic area, a nature interpretive center and a Veterans Memorial area.

Lovers Key State Park

The two mile long beach is accessible by boardwalk or tram and is popular for shelling, swimming, picnicking and sunbathing. Black island has over five mile sof

multiuse trails for hiking and bicycling. Anglers and boaters can launch their vessels from the park's boat ramp. To discover more about Lovers Key State Park, attend one of the park's excellent ranger led programs offered throughout the year on various topics and themes. Please call the Ranger Station (239) 463-4588 for more information on upcoming programs and event. The park's concession offers kayak tours, as well as bicycle, canoe, kayak, paddleboard, beach chair and umbrella rentals.

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Golf Courses

Southwest Florida is home to more than 100 golf courses. With 9, 18, and 27-hole courses, you're filled with options so you can play to your heart's desire. Many of the courses offer a variety of different lakes, bunkers and difficulty levels, so whether you're a beginner or a professional, you're sure to find the perfect place that presents you with just the right challenge! Be sure to check out these local courses:

Cape Coral:

- Coral Oaks Golf Course
- Hunters Run Executive Course
- Royal Tee Country Club
- Palmetto-Pine Country Club
- Magnolia Landing

Ft. Myers:

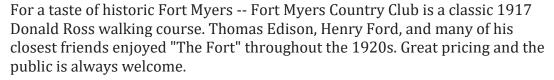
Eastwood Golf Course



Eastwood Golf Course was Bob Von Hagge and Bruce designed by Devlin for the

City of Ft. Myers and opened in 1977. The par 72 course can be played from 5116 yards from the front tees to 6772 yards from the Championship tees. Public play welcome.

Fort Myers Country Club



Raptor Bay Golf Club Designed in the spirit of respect for the land,

captures the essence of nature at its best. Golf legend created an 18-hole masterpiece with Raptor Bay. Bonita Springs.



golf and Raptor Bay Raymond Floyd Hyatt Regency

Southwest Florida Real Estate

Home buying economics

SW Florida, has always been a haven for home buyers, with homes built in an array of architectural styles and priced in every range. With spacious and airy single-family homes designed for outdoor living to cozy condos with maintenance free lifestyles, SW Florida has a neighborhood for every taste no matter your stage in life.



Boat from your backyard

Residents call it paradise, and visitors call it a marvel. But home buyers attracted to this coastal community call Cape Coral "The Waterfront Wonderland". More than 400 miles of navigable canals ribbon the community. Lakes and marina like basins dot the land, making waterfront living and boating from your backyard a way of life

The Cape's intricate canal network grew out of a decades old system of clearing waterways and using the dredged materials as landfill for home sites. Today, Florida's environmental regulations prohibit the creation of new finger canals, so Cape Coral is considered a final frontier in waterfront development.

Ft. Myers also has a number of waterfront neighborhoods with access to the Gulf, as well as many golf course and gated communities for every lifestyle.

Attractive prices

Homes on and off the water range from modest to magnificent; rental to ranches, condos, estate-style and multi-family homes. Off water and canal front lots vary dramatically, depending on location, canal width (anywhere from 80 to 200 feet), fresh or saltwater, and distance to the river and Gulf of Mexico. The average prices of waterfront property here is one of the lowest in the State of Florida.



Homes for all personalities

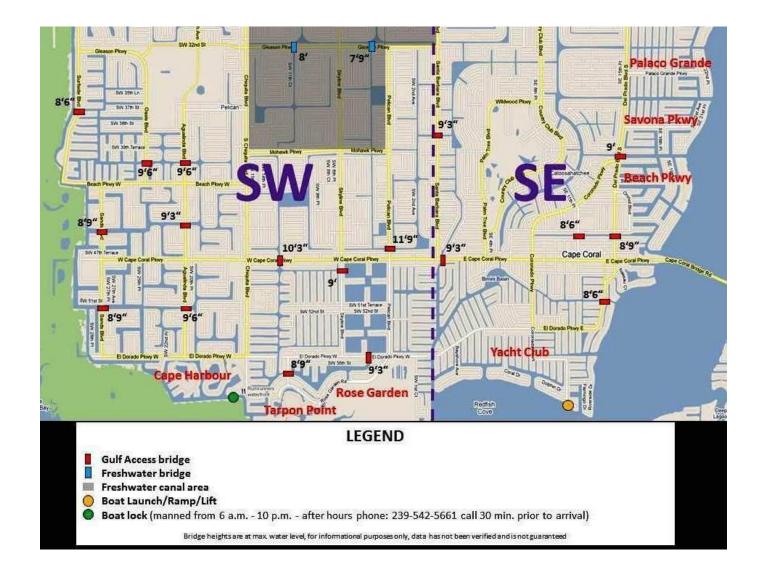
Many newcomers find their dream homes in the resale market, a highly competitive segment of real estate that can result in a great deal. Many newcomers, however, choose to build new and contract with local builders.

Check out <u>www.capecoralparadisefound.com</u> for more information or to begin your home search.

SW Florida homes come in a wide range of styles, from Spanish influenced Mediterranean style to the ultra modern to the traditional looks.

If you can dream it, you can find it, or you can build it! Condominiums range from one and two bedroom models to elegant penthouses with spectacular water views.

From vacation retreats to your retirement dream home, the residential choices in Paradise include something for everyone. If you are purchasing waterfront property so that you can boat from your backyard, then you'll want to know the heights of the fixed bridges that you might have to navigate under and which are gulf access canals and which are freshwater. Here are some maps below that can help.





Relocation Utility Services

Our goal is to make the move into your new home as smooth as possible.

This information sheet includes important phone numbers to help ease your transition. Keep in mind many services may be initiated, transferred, and paid online. Some services may require a deposit. Additional information is available on each service provider website.

ELECTRIC SERVICE:

Cape Coral Lee County Electric Cooperative (LCEC) Ph 239.656.2300 www.lcec.net Fort Myers Florida Light & Power (FPL) Ph 239.334.7754 www.fpl.com





WATER SERVICE:

Cape Coral
City of Cape Coral
Ph 239.574.0868 Application:

https://www.capecoral.net/department/utilities department/docs/New Service Fillable App Updated Jun

<u>e 19 2015.pdf</u>

Fort Myers City of Fort Myers Ph 239.321.8100

https://www.cityftmyers.com/953/New-Account



CABLE OR INTERNET:

Cape Coral & Fort Myers Comcast/Xfinity Cable Ph 800.266.2278 www.comcast.com

LANDLINE PHONE, TV or INTERNET:

Cape Coral & Fort Myers CenturyLink Ph 800.366.8201 www.centurylink.com





REFUSE SERVICE:

Cape Coral & Fort Myers Waste Pro Ph 239.945.0800 www.wasteprousa.com



The city of Cape Coral provides refuse containers and recycle bins at your request. Trash pickup service is included in your annual taxes. No need to set up. You can call for bulk pickup of certain items. Trash, recycling and yard waste are all picked up on the same day.

U.S. POST OFFICE: Pick up a change of address form at any US Post Office branch or change your address online, www.usps.com.

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