

# THE NEWS-PRESS REAL ESTATE

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## In brief



SUBMITTED

The sales center for MacFarlane Grand Properties' Prima Luce has opened at 2631 First St.

### Prima Luce introduced

Developer Robert MacFarlane introduced his newest creation, Prima Luce, a two-tower, 220-residence, waterfront condominium at 2631 First Street in the historic River District of downtown Fort Myers. Prima Luce's sales center is on site and open. Pre-construction reservations are being taken. Robert MacFarlane is the pioneering developer behind Beau Rivage, St. Tropez and Riviera, and is the co-developer on Campo Felice, a retirement living community located in the former Ambassador Hotel at 2500 Edwards Drive.

Prima Luce features studio, one-, two- and three-bedroom condominiums ranging from 837 to 1,772 square feet. Pricing is from the \$200s to the \$900s. Planned amenities include 325 feet of waterfront, a zero-entry pool, a spa, social room, business center, library, fitness center, yoga studio, all looking out onto the river. In addition, Prima Luce will be pet friendly.

Patina Design Group, LLC, and Titsch & Ko Architects, LLC, both in Fort Myers, partnered on the project, which features a contemporary-transitional design. The interior design of the Prima Luce Sales Center was designed by Dwayne Bergmann Interiors.

Construction is set to begin in the fourth quarter of 2017. Online at [www.primalucelife.com](http://www.primalucelife.com).

### New community of Hampton Lakes

Hampton Lakes is a new community in the River Shores area of Fort Myers by GreenPointe Communities. Located along the southern shores of the Caloosahatchee River, Hampton Lakes

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## SAN CARLOS ISLAND



Norman Bloxham stands in front of his new model, the Seabreeze.

LUXURY HOME SOLUTIONS.

# Builder finds perfect location for model on Fort Myers Beach

## Seabreeze by Luxury Home Solutions featured in Lee Building Industry Association's Parade of Homes

**NDREA STETSON**  
SPECIAL TO THE NEWS-PRESS

Norman Bloxham, president of Luxury Home Solutions, was looking for the perfect piece of land near Fort Myers Beach. He wanted more than a small plot by the water. He wanted something unique.

Once he found and purchased the property on San Carlos Drive on San Carlos Island, he created a distinctive model that will be one of 61 houses on display during the 31st annual Lee Building Industry Association's Parade of Homes (Lee BIA).

"When a Realtor brought me the opportunity on this lot, I looked and said 'this is really, really an incredible piece of property,'" Bloxham said. "I felt a connection to the property

and stood back and looked at it and said, 'there is a real opportunity here. I tried to create something special.'

While the Seabreeze model is across the street from the water, the second story front porch offers views of San Carlos Bay.

Inside an eight-foot wide breezeway connects the front and back of the house. The large property puts the house between two streets and that is what Bloxham said makes it so special. He said the home has an option of having an RV garage, pool and cabana built out back.

"The one really unique part of this site is there is a street on both sides," Bloxham said. "The reason I got so excited is so any people have an RV these days. There is room to build a

See Seabreeze, Page 2F

### If you go

**What:** 31st Annual Lee Building Industry Association Parade of Homes

**Where:** Sites throughout Lee County (see website for map)

**When:** Feb 24-26 and March 3-5 Friday-Sat. 10 a.m. to 5 p.m., Sunday noon-5 p.m.

**Cost:** Free

**Info:** [leeparade.com](http://leeparade.com) or download the app with the map of locations called [paradecraze](http://paradecraze.com) or email questions to [info@bia.net](mailto:info@bia.net)

## Southwest Florida's top 10 sellers

For the week ending Feb. 6 - 12, 2017

Lee Co.	Features	Year Built	Square Footage	Selling Price
Fort Myers Beach	Bayfront, boat dock	2011	3,047	\$2,500,000
Miromar Lakes	Lakefront, clubhouse, golf	2016	3,693	\$2,300,000
Fort Myers Beach	Bayfront, beach access, boat dock	2002	3,028	\$1,325,000
Estero	Lakefront clubhouse, golf	2004	3,019	\$825,000
Bonita Springs	Beach access, golf, marina	2001	3,084	\$824,000
Fort Myers	Lakefront, private beach, golf	1997	2,717	\$799,000
Cape Coral	Gulf access, boat dock	2004	2,725	\$741,250
Bonita Springs	Gulf access, boat dock	1957	3,022	\$650,000
Fort Myers	Clubhouse, golf course	2008	3,588	\$679,900
Fort Myers	Lakefront, clubhouse, golf	1999	2,792	\$585,000

SOURCE: ROYAL SHELL REAL ESTATE

Collier Co.	Features	Year Built	Square Footage	Selling Price
Naples	Beach access, Beach club available	2015	4,734	\$3,685,000
Naples	Clubhouse, golf course	2015	3,937	\$2,625,000
Naples	Lakefront, beach access, golf	1992	3,260	\$2,300,000
Marco Island	Bayfront, boat dock	1990	3,429	\$1,425,000
Naples	Lakefront, golf course	2008	2,935	\$860,000
Naples	Lakefront, clubhouse	2012	4,503	\$840,000
Naples	Lakefront, private membership	1993	3,116	\$835,000
Naples	Clubhouse, tennis	1998	2,718	\$780,000
Marco Island	Gulf access, boat dock	1997	1,899	\$730,000
Naples	Beach access, clubhouse, golf	1997	2,727	\$775,000

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OPEN 2/19 1PM-4PM  
11270 GREENEDGE LANDING CT., FT. MYERS  
• Lakefront w/5,252 S.F. \$1,499,000  
Patti Testa  
239.770.5445

**TOWN & RIVER**  
OPEN 2/19 1PM-4PM  
9850 CYPRESS LAKE DR., FT. MYERS  
• Updated Contemporary \$1,129,000  
McMurray & Nette  
239.850.7888

**SAN CARLOS ISLAND**  
OPEN 2/19 1PM-4PM  
830 SAN CARLOS, FT. MYERS BEACH  
• New Construction \$984,000  
Katie Brady Rigsby  
239.770.6061

**SHADOW WOOD PRESERVE**  
OPEN 2/19 1PM-4PM  
6841 LAKEWOOD ISLE DR., FT. MYERS  
• 3 BR + Den, 5 BA \$799,900  
Stoutenburgh Group  
239.745.5333

**PINECREST**  
OPEN 2/19 1PM-4PM  
12850 VISTA PINE CIR., FT. MYERS  
• Open Floor Plan \$469,000  
Greg Alfonso  
239.357.0843

**STONEBROOK**  
OPEN 2/19 1PM-4PM  
9615 BLUE STONE CIR., FT. MYERS  
• Open Floor Plan \$335,000  
Jamie Polly  
239.850.0487

**REFLECTION ISLES**  
OPEN 2/19 1PM-3PM  
9153 WATER TUPELO RD., FT. MYERS  
• Villa w/Pool \$279,900  
Anabelle Miller  
239.565.0146

**SANTA LUZ**  
OPEN 2/19 1PM-3PM  
12111 SANTALUZ DR. #201, FT. MYERS  
• 3 BR, 2 BA, 1,640 S.F. \$228,500  
Debbly Welsh  
239.292.8839