

Mark & Wendy's



Castles in the Sand

Your Guide to Property
on
North Captiva Island



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Top 5 Island Buys

We believe that the best values on North Captiva right now are lower end interior lots, lower end view lots, and homes under \$600,000. Where there was just recently a flood of lot listings below \$200,000, now the inventory is drying up (thanks in part to the multitude of lots that we have sold or placed under contract over the last few months!). This may cause any procrastinating buyers to scramble for the remaining properties.

- ... 2 corner lots with possible harbor views from reverse plan home. Both Lots for \$199,900 each.
- ... Mystery Lot left out at request of competing broker. Call us for details.
- ... Double-sized lot, nearly half an acre. \$290,000
- ... Mystery Lot left out at request of competing broker. Call us for details.
- ... One of only 3 homes listed below \$600,000 and this one has Community DOCKAGE and Club Amenities! Asking Price \$599,000

The Top 5 Island Buys are simply, in our opinion, the 5 most attractively priced properties for sale on the entire island. These properties may be actively listed for sale with other Brokers.

The Winds of Change

Nearly a year has passed since Hurricane Charlie's forceful gales wrought destruction upon our beautiful island. Though many of its battle scars are still evident today, signs of the new North Captiva are emerging. One by one, houses have been getting facelifts with new siding and shiny metal roofs. Nearly all of the island's long time abandoned structures have been demolished and completely removed. The grounds of the North Captiva Island Club, an important gateway to the island, look better than ever. And finally, after a long year of lagging price appreciation versus other Florida markets, real buyers are returning. In time, they will soak up the current supply and push prices to the next threshold.

On Island Time...

One misty July morning, we woke early and headed out to explore our most treasured part of the island - the state preserve land. As the sun rose, the light raked over the palms and danced about the delicate flowers and deserted grass lands. We were transported into a place of true refuge. Walking down the path to one of the most pristine beaches most people will never see, we realized that we could take the same route every day for the rest of our lives and never see everything the land has to offer. Like the flash of a camera, we caught a fleeting glimpse of a bobcat... a phantom vanishing into the silent underbrush.



Featured Property

The Crew's Nest
4541 Cutlass Drive
Asking Price \$1,495,000



Truly Magnificent!
One of the most luxurious homes currently for sale on North Captiva. This elegant 3 bedroom and 3.5 bath enclave has over 2700 sq. ft under air. The gourmet kitchen has built-in appliances and is designed with entertaining in mind. Fabulous post and beam construction and tropical beach décor blend the best of Old Florida and high end interior design. An amazing sun deck surrounds a lagoon shape heated pool and spa... perfect for outdoor dining and grilling! This property boasts a fantastic weekly rental income stream.



Your Resort Property Connection!

Featured listings...

Ultimate views of the Gulf of Mexico, white sandy beaches, the scenic coastline of Cayo Costa, and unforgettable sunsets! Listen to the rustling palm fronds and sun sparkling on the waves right off your own beach. Quiet solitude with views forever. Amazing 3 bedroom and 2.5 bath home with a reverse floor plan that features a top level great room and covered porches for the Perfect Beach Retreat! Includes Safety Harbor Club "C" Membership with Private Club Amenities such as heated pool, tennis, and dockage.



211 Pink Flamingo Dr.
Asking Price \$1,995,000



Island cottage complete with a place to park your boat! Perfect for an island fishing retreat. This cute 2 bedroom and 2 bath home in Safety Harbor Club is close to all the club amenities. 4440 Seagrape Bend Dr.
Asking Price \$599,000

Luxury at every turn in this very spacious 3/3 island style home! Granite countertops, stainless steel kitchen appliances, travertine marble floors, standing seam metal roof... The upgrades are everywhere. Repairs to be completed soon. Don't miss the opportunity to see this exceptional property!

577 Coral Circle
Asking Price \$725,900



Giving Back...

As residents and property owners on North Captiva Island, we saw the need for a Charitable Giving Organization to be established as an outlet for stewardship of fellow property owners and devotees to North Captiva's unique environmental landscape and serenity. Keep a lookout for more information about the North Captiva Preservation Society in upcoming months.



Safety Harbor Club Amenities Include: Community Dockage, Beach Access, Heated Pool, Tennis Courts, Clubhouse, Scenic Fresh Water Lake, and Jogging Paths.





Building Lots

\$240,000 - 552 CORAL CIRCLE

Great building lot location with possible peeks of the sparkling Gulf waters from a reverse plan home.

Great for sunsets! 75 x 125

\$240,000 - 558 CORAL CIRCLE

Extra large corner lot nestled along the sandy lane on one of the island's quietest circles. 65 x 197

(Adjacent to 552 Coral Circle.)



Our Recent Island Sales!



4531 Cutlass Drive	\$645,000
4470 Butterfly Shell	\$190,000
4440 Cutlass Drive	\$189,900
4491 Cutlass Drive	\$180,000
761 Rum Road	\$270,000
4490 Cutlass Drive	\$179,000
4480 Cutlass Drive	\$179,000
4470 Cutlass Drive	\$179,000
4460 Cutlass Drive	\$179,000
535 Pirate Drive	\$185,000
529 Pirate Drive	\$185,000
4430 Oyster Shell Dr	Contract Pending
4530 Oro Pesos	Contract Pending
523 Pirate Drive	Contract Pending

*Other Recent Island Sales: Sales since 4/1/05

☺ 4600 Schooner Dr.	\$1,250,000	741 Rum Road	\$1,060,000
☺ 211 Nighthawk Dr.	\$660,000	4450 Seagrape Bend	\$590,000
☺ 4600 Oro Pesos Lane	\$777,500	4521 Oyster Shell	\$250,000
☺ 4610 & 4620 Oro Pesos	\$1,085,000	517 Pirate Drive	\$170,000
4550 Smugglers Drive	\$236,500	4500 Smugglers Dr.	\$173,000
4481 Harbor Bend Dr.	\$600,000	4561 Oro Pesos Lane	\$610,000

*Other Recent Island Sales means ANY sales made recently by ANYONE on the island, whether privately or through ANY broker or by ANY agent. The data has been taken from public records and Sanibel-Captiva MLS and is furnished merely to educate buyers and sellers.

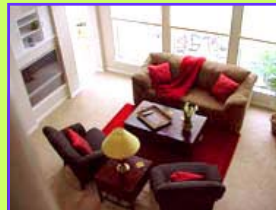
☺ We Sold this property while at Century21.
☹ We listed these properties while at Century21.



Celebration, FL Listings...

100 Grinnell Place. Built in 1998, this divine 3 bedroom and 2.5 bath Arabella model Victorian home is located in the charming Celebration North Village area just minutes from the Disney World resorts. The bright and sunny breakfast room has delightful views of the picturesque gardens and grounds, with easy access to the backyard patio. Newly painted inside, this home is ready for you to move right in!

Asking Price
\$599,000



www.celebrationopenhouse.com

LISTINGS WANTED

If you are thinking about selling, an active and appreciating market can be the best time to list your property. Call us today for a free Market Analysis. As you can see, we are ready to LIST and SELL your property!



239-395-2214



