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# OF HOMES



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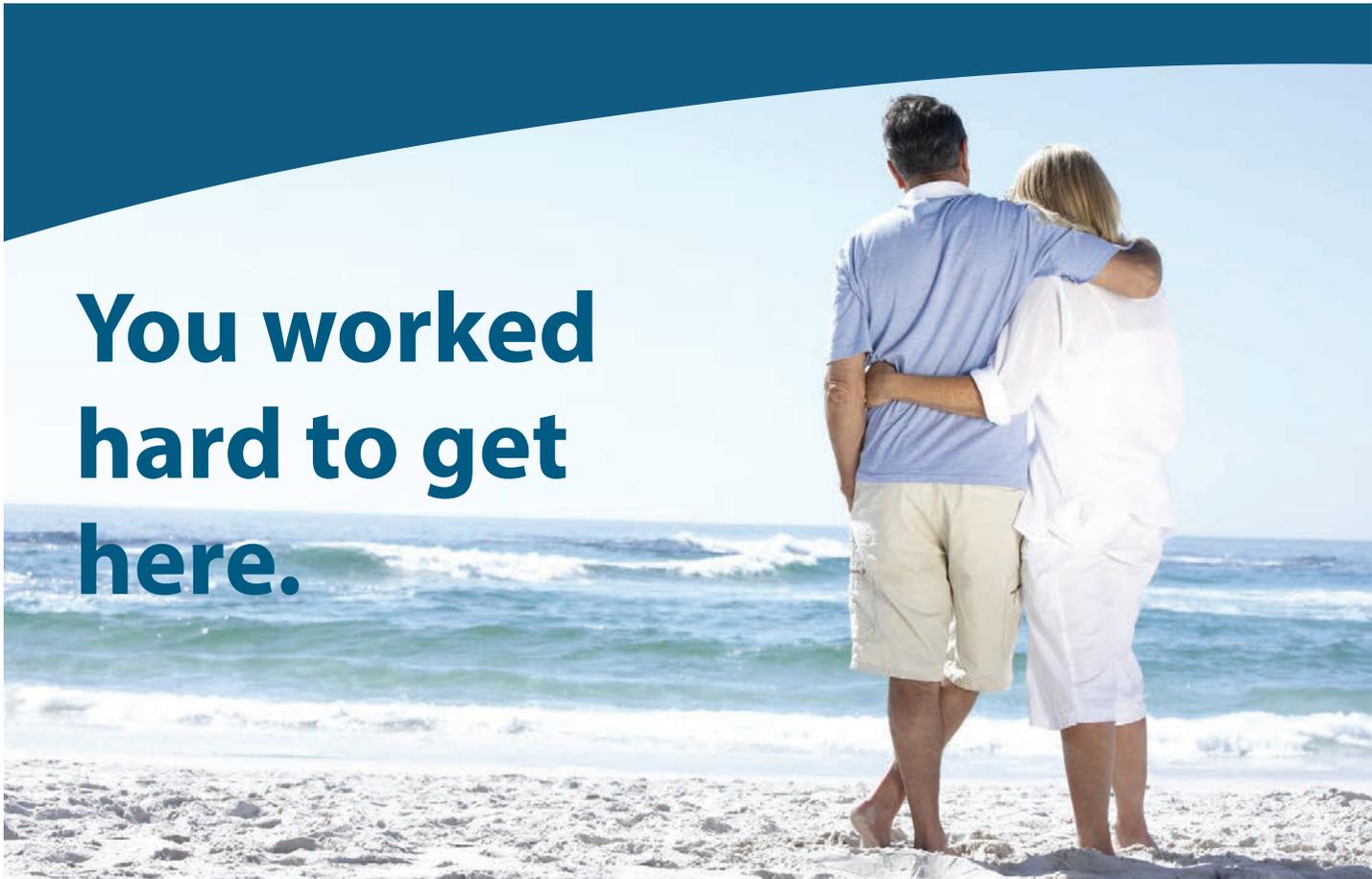
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# Welcome to the 2019 SWFL Parade of Homes!

Welcome to the 2019 SWFL Parade of Homes! We are pleased to present an amazing lineup of 20 new home models, an award winning office space, and a virtual tour in a showroom.... to tour March 2-10. There will be something for everyone in this year's Parade of Homes. From lifestyle amenity living at Babcock Ranch in southern Charlotte County, to centrally located homes in Punta Gorda or Port Charlotte, to spots close to the beaches in West County's Englewood, or to a northern exposure in North Port.

We have something exciting to show you everywhere! Please experience the tour in any manner you wish. All homes will be open from 10-5 daily, Monday through Saturday, and 12-5 Sundays. If you are ambitious, you may choose to see them all in one day, or feel free to break up your tour into parts and enjoy them over several days. This incredible event is available to you free of charge. If you're feeling lucky, be sure to fill out the form (in this guide) and drop it in the box of your favorite home so that you will be entered for a chance to win a \$500 cash gift card sponsored by Bacon's furniture. Each home you visit in-creases your chances to win!

Please help us choose your favorite home by visiting the SWFL Parade of Homes Facebook page and choose your favorite home.

*Happy Touring from your Parade of Homes Committee!*

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**Carlene Zeches**  
**Z Interior Decorations**

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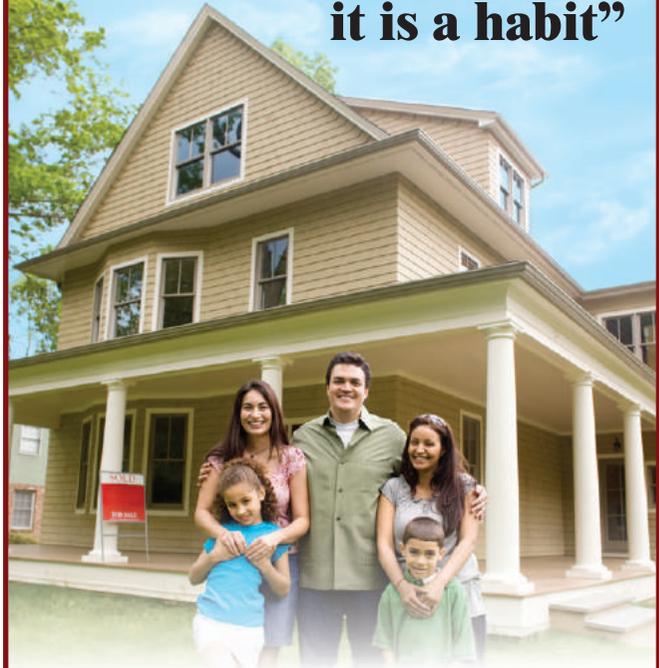


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# Home Design trends for 2019

by Carlene Zeches, Z Interior Decorations Inc, "Best of Houzz" Winner 2013-2019

*So you are ready to remodel or build a new home. Do you know where to start your project in terms of your overall design, colors and products? Here are some new trends emerging nationwide for you to consider.*

- 1. Feature walls in kitchens-** It's common practice to utilize tile between the countertop up to the underside of your wall cabinets, but expanding the tile installation on the entire wall is an attention grabber and a more unique installation method. This works especially well with the open floating shelves concept that has been mainstream for awhile now in kitchen design. Bold tile color, tile pattern or tile size can really impart some personality into your space. This trend follows on the heels of the trend installing tile to the ceiling in bathrooms. Wood can also be used in this manner whether it be the omnipresent shiplap or stained or raw wood options.
- 2. Window walls-** This trend is showing up primarily in kitchens. You will have the most success if you are including this in a new build project. Florida is a perfect environment for bringing the outdoors in and the nesting sliding doors leading to lanai areas open the entire living space up to the outside. In addition to the sliding doors, windows positioned above the entire length of your kitchen cabinet run can really open your space to natural light and give the kitchen a less cluttered feeling from traditional layout looks.

### 3. Cabinet layout selection-

An excellent addition to the window wall above is to design your cabinet layout to include base cabinets that are "drawer" bases versus "door" bases.

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- 4. Cabinet colors-** The popularity of white cabinets continues to be mainstream, but a riff on white would be to utilize cream colored cabinets. Softening the tint of high white melds well with current warmer metal colors like golds and coppers.

- 5. Black is wow-** Consider black cabinets, either used solely as the base cabinets or black for the wall cabinets with white box interiors and glass doors to keep the visual weight lighter than the base cabinets. Black backsplash tile, black painted millwork or doors, black plumbing fixtures; Black is always classic and may be a good fit for your project.





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## Tips from the experts on hiring a homebuilder.

**The Charlotte DeSoto Building Industry Association** consists of a group of individuals and firms who care about their community - who believe that home ownership should be within reach of every American. So, we have asked the experts, the home builders to help provide tips for anyone who is wondering how to choose the perfect builder.

Once you decide on which builder you are interested in working with, here are a few way to check out the builder.

### How to choose a builder

References are very important and a great builder will always be willing to give you names of clients who they have built a home for. TJ Thornberry (Thornberry Custom Builders) recommends to check with your friends, family or someone you know and trust who have recently built homes. Some have gone through the due diligence already." Ask for sub-contractor references and how long they have worked for the Builder. If there is high sub-contractor turn-over (plumbing, electrical, HVAC, roofing, etc), that should be a red flag" TJ wrote.

### Check License

Make sure they are licensed. State contractors' licenses can be searched on the Department of Professional Business and Regulation website. If any complaints have been filed against the builder with DBPR, this information is available on this site as well as the outcome of any cases. Paul Schaefer (Sage Homes) also recommends when you are meeting with a company, ask to meet with the license holder, the people who will walk you through the process, who your contact would be throughout the build; ultimately, your goal is to find someone (or a team of people) with whom you are most comfortable, someone you feel you can trust with your dreams and in many cases, your life's savings. The market is competitive enough that for the most part, we're all running similar.

### Check with Subcontractors

Kim Abbott, Turn Key Custom Homes stated "One of the most valuable resources for a buyer, is the builders subs. How does he treat them, does he pay them on time, does he run a good schedule, and what they think of the builders quality. I would suggest a buyer should walk up to (a) job site and visit with any sub that might be on the job and ask them what they think of the builder. Tell them they are interested in building a home and get their thoughts.

Peter Ide (Vantage Homes) suggests checking with your builders and if the builder is not working with the same subs he didn't work with a year ago, ask the builder why? Call up subcontractors too and ask them why are they not working with a builder.

### Cost

When building a home, cost may seem like a high priority, but remember the least expensive is not always the best. Prior to any

contract, a builder will give you a cost sheet of how much each part of the construction will cost. You can compare costs of homes, using the price sheets to see if you notice any huge differences.

Finding out a true cost of a home is very important to keep from being frustrated along the project. Jason Harlow (Lennar) states "Homebuyers should inquire about the true cost of building their home with all the features and options they desire..."

### Warranty

Jack Lazinsk (EcoSun) has a lot of great recommendations, but one more great point is to look at what type of warranty comes with a new home. "Find a homebuilder focused on quality and customer service with a great warranty program." New homes should have a warranty that could protect the homeowner in the event that of structural issues on a home as well as appliances. Builders' credit check is done by home buyers warranty companies and if a builder isn't offering a warranty on a home, find out from the builder what would happen in the event that a home has problems after a home is built.

### Visit Job Sites

Bill Truex (Truex Preferred Construction) recommends to home buyers to visit current jobsites of builders. You can get a chance to meet subcontractors and see how the job site is kept.

Steve Burnam (Burnam Home Improvements) recommends checking all areas of the home.

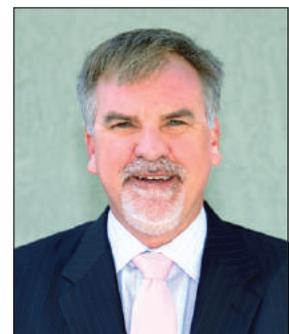
Other great suggestions is to look at the type of insurance your builder has, check to see how long a builder has open permits, and many builders recommend looking at their investment in your community.

### Investment in the community

Being a part of the community shows they are invested in the same community you are moving into. Are they affiliated with their local builders association or chamber of commerce? Have they been here a long time and call your community home? While many excellent builders are coming into town, this suggestion can help show the different between a house builder and a home builder.

On the resource page on the CDBIA's website, [www.cdbia.com](http://www.cdbia.com) there is a checklist available for homebuyers, but here is some additional information for you to be able to ensure you are making the best choice. If you still need assistance verifying a builder, you are always welcome to contact the Charlotte DeSoto Building Industry Association at 941-625-0804.

**Zac Extejt is the 2019  
President of the Charlotte-  
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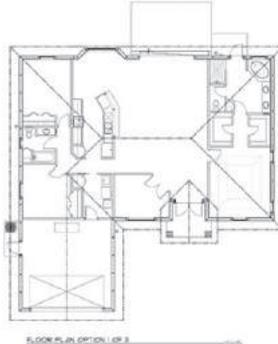
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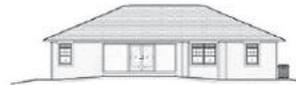
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Fax: 941-979-8136  
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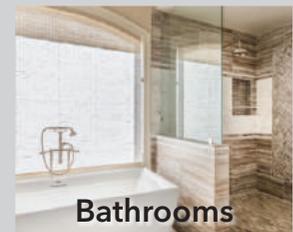
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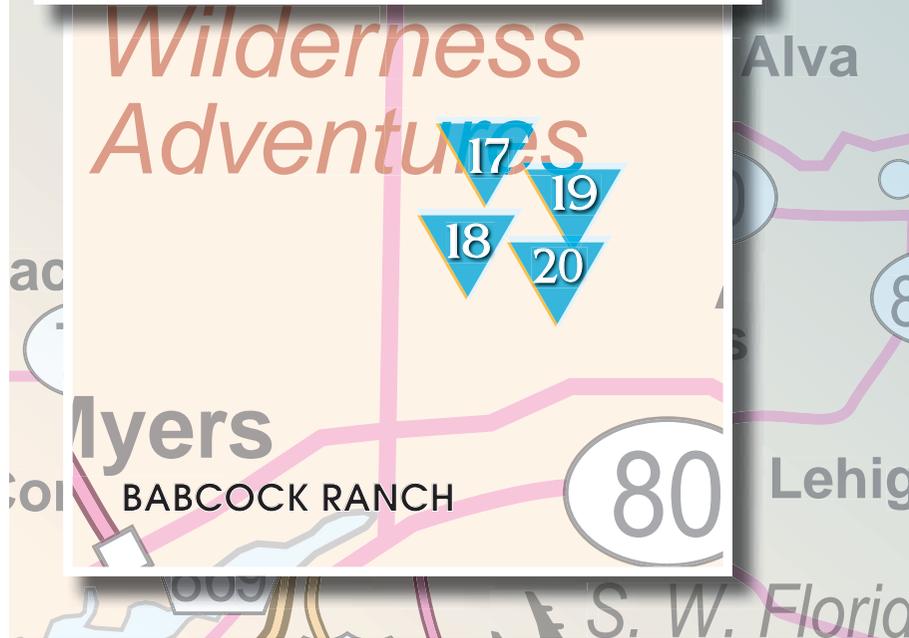
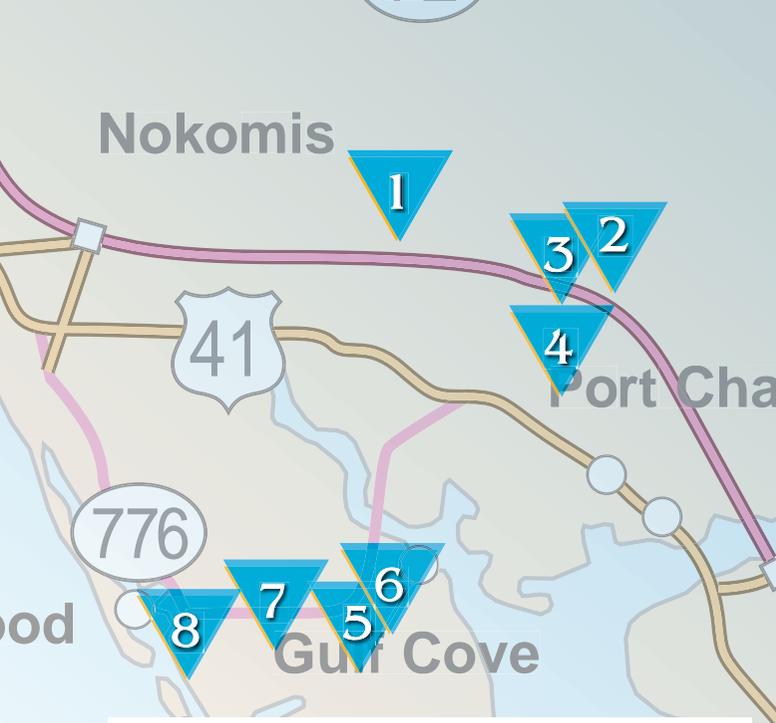
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FOR DIRECTIONS TO EACH HOME PLEASE VISIT  
[WWW.SWFLPARADEOFHOMES.COM](http://WWW.SWFLPARADEOFHOMES.COM)

SWFL

# PARADE of HOMES

MAP LOCATION

# 1



## 1427 Hyssop Loop North Port

- 3 Bed + den
- 2 bath
- Pro-style kitchen with quartz counter tops, 42" cabinets
- Owners suite w/ bath and walk-in-closet
- Zero corner glass doors to lanai



Sq. Ft. 2,007  
**\$444,500**

Summerwood  
Model

# Del Webb®

## CYPRESS FALLS

Lic. CBC057850  
delwebb.com  
941-554-1230

adno=SP51922

SWFL

# PARADE of HOMES

MAP LOCATION

# 2



## 2642 S. San Mateo Drive North Port

- 3 bed + den
- 2 bath
- Open floor plan
- Large lanai, high ceilings with trays & crown
- Porcelain plank flooring



Sq. Ft. 2,444  
**\$255,000**

Model: 1681

# BLUE CHIP BUILDERS

Lic: CBC1260496  
bluechipbuilder.com  
(941) 587-0184

adno=XNSP51893

SWFL

# PARADE of HOMES

MAP LOCATION

3



## 10840 McAllister Circle Port Charlotte



- 3 bed + den
- 3 bath
- 3 car garage
- Key West inspired design
- Gourmet chef's kitchen with custom cabinets and quartz
- Large lanai
- Cabana, outdoor kitchen & bar
- Pool with spa & fire/waterfall features

### Hayden Key West Model

Sq. Ft. 3,888  
Homes from \$350,000 to 1.5M



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SWFL

# PARADE of HOMES

MAP LOCATION

4



## 1700 Tamiami Trail Port Charlotte (virtual tour)

### Veneto Model

3 Bed / 2 Bath  
Sq. Ft. 1,505



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adno=SP51913

SWFL

# PARADE of HOMES

MAP LOCATION

5



8142 Agate Street  
Port Charlotte, FL 33981

- 12 & 13 foot ceilings
- Great entertainment nook in living room
- Granite- waterfall island in the kitchen
- Amazing outdoor custom built kitchen
- Large pool with unique fountain
- Stone details on front and pool
- Detailed with crown molding & accents
- Foam sprayed attic
- 12 foot high garage walls
- Upgrade vinyl hurricane windows and doors
- Total Sqft. 3326
- SqFt. 2072 (living area)



Chardonnay Model

\$519,900

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941-408-5135

adno=SP51929

SWFL

# PARADE of HOMES

MAP LOCATION

6



14122 San Domingo Blvd.  
Port Charlotte

- 3 Bed + Den
- 2 Bath
- Paver drive way & lanai
- Wood-look Tile
- Eat in Kitchen with granite counter tops
- Crown molding



The Tortuga Model

Sq. Ft. 3,087  
\$457,500



Lic. CBC047666

qualityhomesofpc.com  
941-629-8600

adno=SP51923

SWFL

# PARADE of HOMES

MAP LOCATION

# 7



## 631 Boundary Blvd Rotonda West

- 3 Bed + den
- 2 Bath
- 3 Car Garage
- 12' ceilings in living area
- Porcelain wood plank tile
- Spacious Kitchen with Island & Quartz Counter tops
- Security System



Sq. Ft. 3,007  
**\$433,255**

### Beachcomber Model



Lic. CBC1253399

[truexpreferredconstruction.com](http://truexpreferredconstruction.com)  
(941)475-6680

adno=SP51928

SWFL

# PARADE of HOMES

MAP LOCATION

# 8



## 165 West Drive Rotonda West

- 3 Bed
- 2 Bath
- 2 Car Garage
- Split floor plan
- Eat in Kitchen with granite counter tops
- Crown molding
- Sqft. 1843 (living area)



Total Sqft. 2567  
**\$296,900**

### Amber Model



Lic. CRC1327957

[customhomesofrotonda.net](http://customhomesofrotonda.net)  
941-769-0049

adno=SP51911

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# PARADE of HOMES

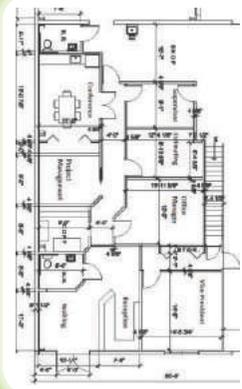
MAP LOCATION

9



## 120 E. Ann St. Punta Gorda

- 100 year old "split brick" wall
- 12" plank barn wood walls
- High gloss white reception desk with glass
- Custom built floating ceilings and soffits
- Custom built rolling barn doors
- Lighting: LED strip, translucent, art, pendant
- Cabinetry uniquely designed for each location
- Walnut doors and electronic locks
- Faux-finished truss beams
- 30" graphite flooring



Commercial Construction Model



Lic. CGC050895  
 boyetteandmiller.com  
 941-575-1266

adno=SP51909

SWFL

# PARADE of HOMES

MAP LOCATION

10



## 2713 Magdalena Drive Punta Gorda

- 3 Bed + den
- 2 Bath
- Modern Coastal Design
- Luxurious Master Bath
- Fabulous space for indoor & outdoor entertaining
- Sqft. 2131 Living Space
- Sqft. 3664 Total



\$515,000

## Magdalena Model



Lic. CBC1253881  
 thornberycustombuilders.com  
 941-205-8115

adno=SP51927

SWFL

# PARADE of HOMES

MAP LOCATION

# 11



## 605 W. Henry Street Punta Gorda

- 3 Bed + den
- 3 Bath
- Vaulted ceiling/ decorative beams in Great Room
- Disappearing sliding glass doors at Great Room
- Walk-in pantry and wine room
- Lanai and Cabana
- Outdoor kitchen and pool
- Den with sliding glass doors



### Regatta 1592 Model

Sq. Ft. 3,915  
**\$689,200**

Arthur  Rutenberg Homes

ArthurRutenbergHomes.com

Lic. CGC1522839

arthurrutenberghomes.com

941-505-1800

adno=SP51924

SWFL

# PARADE of HOMES

MAP LOCATION

# 12



## 1418 Kinglet Drive Punta Gorda, FL

- 3 Bed + den
- 3.5 Bath
- 3 Car Garage
- 11' Ceilings
- Pro-Style Kitchen
- Expansive Lanai
- Pool, Hot Tub and Sun Shelf
- Total Sq. Ft. 3,795
- Living area Sq. Ft. 2,530



### Aruba Model

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low \$300's



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harborhomebuilders.com

941-629-8886

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SWFL

# PARADE of HOMES

MAP LOCATION

# 13



## 2319 Deborah Drive Punta Gorda

- 3 Bed + den
- 2 Bath
- 3 Car Garage
- Eat in Kitchen
- Copper Colored Metal Roof
- Gorgeous Master Bath w/ copper tub



### Opulence Model

Sq. Ft. 3,359  
Starting at  
**\$279,900**



Lic. CGC049897

[www.Lebeauconstruction.com](http://www.Lebeauconstruction.com)

941-637-7887

adno=SP51918

SWFL

# PARADE of HOMES

MAP LOCATION

# 14



## 618 Monaco Drive Punta Gorda

- 3 Bed + den
- 3 Bath
- 3 car garage
- Pool with Spa
- Expansive lanai with outdoor kitchen
- Unobstructed views



### The Monaco Model

Sq. Ft. 3890  
Starting at  
**\$497,500**

# green•coast

Lic. CGC062951

[greencoasthomes.com](http://greencoasthomes.com)

941-637-6400

adno=SP51914

SWFL

PARADE  
of HOMES

MAP  
LOCATION

15



669 Monaco Drive  
Punta Gorda

- 3 Bed
- 3 Bath
- 3 Car Garage
- Smart Home
- Golf Course View
- Custom pool waterfall, hot tub, fountain
- wet bar
- crown molding throughout



Monaco Model

Sq. Ft. 2,317  
\$674,900



Lic. CRC057670

horizonhomesllc.com

941-575-4663

adno=SP51917

SWFL

PARADE  
of HOMES

MAP  
LOCATION

16



27125 & 27129  
Pasadena Drive, Punta Gorda

- 3 bedroom + den
- 2.5 baths
- 2 car garage
- Open floor plan
- Large lanai.



Magnolia Model

Sq. Ft. 3,200  
\$300,000  
plus lot

SOUTHERN STYLE HOMES

Lic. CBC1260919

southernstylehomes.net

941-248-8830

adno=XNSP51857

SWFL

# PARADE of HOMES

MAP  
LOCATION

# 17



## 42540 Timber Walk Trail Babcock Ranch

- 2 Bed + den
- 2 Bath
- 2 car garage
- Large lanai over looking a lake
- Pool
- Front porch



Sq.Ft. 1,955  
(living area)  
**\$520,000**

**Brandywine Model**  
Furnished



## Homes by Towne

Lic. CGC1521624  
homesbytownte.com  
239-543-1055

adno=SP51916

SWFL

# PARADE of HOMES

MAP  
LOCATION

# 18



## 17181 Bullhorn Circle Babcock Ranch

- 3 Bed + den
- 2.5 Bath
- 3 car Garage
- Great Room
- Pool & Spa
- Scenic Lake Views
- Outdoor Living & Dining Area
- SqFt. 3076 (living area)
- Total Sqft. 4892



**Crystal Model**

**\$909,990**

# STOCK DEVELOPMENT

Lic. CBC1252429  
stockdevelopment.com  
239-592-7344

adno=SP51926

SWFL

PARADE  
of HOMES

MAP  
LOCATION

19

SWFL

PARADE  
of HOMES

MAP  
LOCATION

20



### 17709 Wayside Bend Babcock Ranch

- 3 Bed + Den
- 3 Bath
- 3 Car Garage
- Open Concept
- Large open kitchen
- Expansive master suite
- Covered patio



Sq. Ft. 3,299  
**\$399,750**

Palmetto Model

**LENNAR**

lic. CBC038894  
lennarswfl.com  
888-214-1674

adno=SP51919

### 17684 Wayside Bend Babcock Ranch

- 2 Bed + Den
- 2 Bath
- Large Living Room
- Split floor plan
- Open Floor Plan
- Low maintenance living



Sq. Ft. 2,154  
**\$243,797**

Queen Model

**LENNAR**

Lic. CBC038894  
lennarswfl.com  
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adno=SP51920



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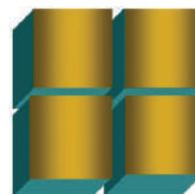
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Are you interested in building a new home? \_\_\_\_\_  
 Where will you build your next home? \_\_\_\_\_  
 Who will build your next home? \_\_\_\_\_

Would you like to receive additional information from any builders? If so, please list the companies: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please drop this form off to any of the homes in the SWFL Parade of Homes by 5pm Sunday March 10, 2019. No purchase necessary to enter. Only one entry per day, per home will be entered in drawing. The prize is non-transferable, cannot be redeemed for cash, and cannot be substituted. Winners will be determined by a random drawing. Odds of winning will be determined by the total number of eligible entries received by the entry deadline of March 10, 2019.

## Avoid Wire Fraud

Wire fraud is on the rise according the Internet Crime Complaint Center (IC3) reports from the Federal Bureau of Investigations. Unsuspecting individuals are being swindled out of thousands to hundreds of thousands of dollars after unknowingly spoofed by the criminal.

In this scenario the criminal acts as a knowing trusted person by means of identity theft and changes wiring instructions to another banking account. The innocent party uses the altered wiring instructions and wires the monies to the criminal. In many instances the money is then diverted overseas and unrecoverable.

Utilizing the following precautions can help prevent this from happening to you.

1. Be skeptical of any changes in wiring instructions.
2. Confirm wire and other disbursement instructions received by email. This is best done via an independently confirmed telephone number. Not the telephone number at the bottom of the email. First International Title does not email you wiring instructions.

3. Watch out for phishing emails with embedded links, even when they appear to come from a trusted source.

Bottom line, Please be careful with wiring your money. Do not assume, check and double check where you are sending your hard earned cash.

Otherwise, your money could be gone forever!



Robin Lindcamp is the Business Development Manager for First International Title's Charlotte County Offices. For additional information, please call 941-467-0981.

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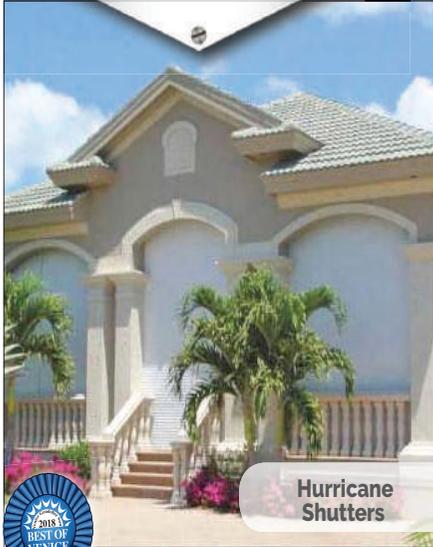
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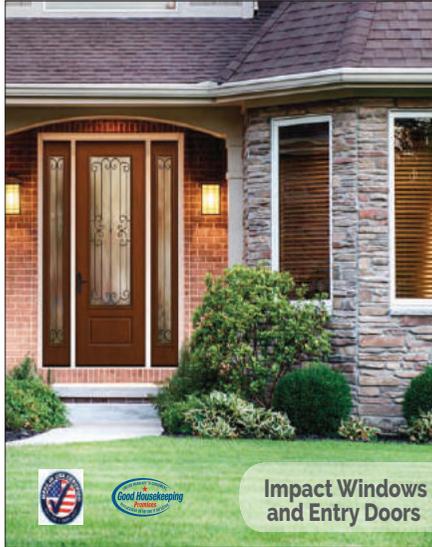
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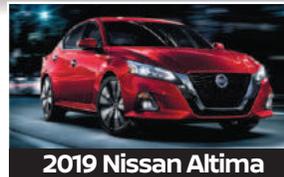
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