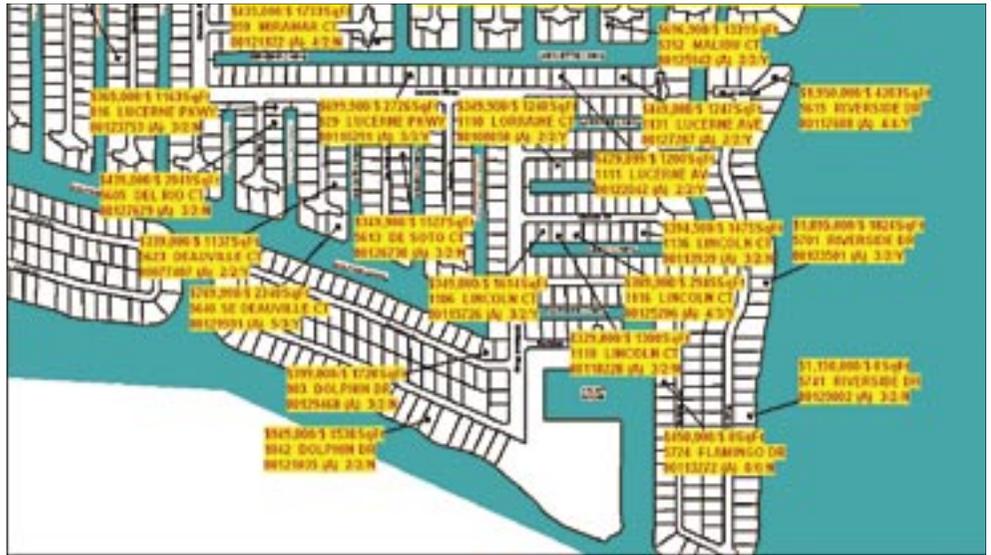


CAPE CORAL: THE VENICE OF AMERICA

IRENE HOEFLICH-WIEDERHOLD OF 1ST REALTY IN CAPE CORAL GIVES US A PRIMER ON THE TREMENDOUS GROWTH OCCURRING JUST ACROSS THE BRIDGE.

WORDS BY IRENE HOEFLICH-WEDERHOLD



The map above points out some of the more recent listings and prices in the cape coral area.

Located in Southwest Florida between Tampa and Naples is one of the largest master-planned communities in the entire United States. It was planned to resemble Venice as a water wonderland on the Gulf of Mexico. Founded in 1970, Cape Coral began as a residential city built on about 400 miles (about 644 km) of canals. Early growth was attributed to the influx of many retired persons; yet today, this vibrant and youthful city boasts plenty of thriving business and is rich with educational, cultural and recreational opportunities as well.

More than 122,000 residents and 4,000 businesses already call Cape Coral their home, and the growth continues at an amazing rate. Cape Coral is the fastest growing city in the Eastern United States and in Florida for populations over 100,000. The growth rate for business is an incredible 12 percent. Values for vacant lots and existing houses are consistently increasing which makes for outstanding returns on real estate investments.

Reasonably priced housing is available with the median house price at \$150,900. Residents enjoy low real estate taxes, efficient City services, and a good economic climate. Your dollar earned goes farther in Florida since there is no state income tax. Florida cities, such as Cape Coral, do not have city income tax either.

Currently, 76 percent of all housing units are single family dwellings. Between now and 2020, city officials estimate 40,000 + more housing units will be needed to meet the expected demand of a growing population. Contractors are busy building everywhere. Even the minimally populated Northwest section has seen considerable growth in the last two years.

No matter if you want to live on or off the water, you will find your place of peace in a great neighborhood. The Sunshine State of Florida continues to offer a great place to raise kids in one of the safest communities in the nation. The added benefits of fabulous weather and plenty of outdoor activities draw vacationers from all over the world who ultimately become residents.

Don't just dream of a life in paradise, live it!

Whether buying, selling, or renting,  is here for all your real estate needs.



Please call or e-mail today to secure our assistance with every single detail of your next real estate venture. It would be our pleasure to help you buy or sell ANY property, currently on or even off the market.

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