THE DIBIASE GROUP

Find Your Place in Southwest Florida

A buyer's guide to six distinctive areas



Sanibel Lighthouse. Archival photo before Hurricane Ian: Noel Benadom / Wikimedia Commons. Cropped; photo: CC BY-SA 3.0.

EXPLORE YOUR OPTIONS

Marco Island | Sanibel Island | Cape Coral

Fort Myers | North Fort Myers | Naples

Explore neighborhoods, waterfront choices and the details that matter before you buy.

LET'S FIND THE HOME THAT FITS YOUR FLORIDA LIFE.



Tony DiBiase

International Waterfront Specialist

239-839-4987

tdibiase@johnrwood.com

JOHN R. WOOD PROPERTIES — CHRISTIE'S INTERNATIONAL REAL ESTATE | THE DIBIASE GROUP

Full-time Florida resident since 1997

Neighborhoods. Lifestyle. Waterfront choices. Questions to ask.

EQUAL HOUSING OPPORTUNITY

Marco Island

Beach days. Boat days. Your island home.



Marco Island waterfront neighborhoods. Archival image: Drew Townsend / Wikimedia Commons. Cropped; photo: CC BY 3.0.

FIND YOUR ISLAND SETTING

Gulf beaches, canals and riverfront settings meet established neighborhoods. Match your address to beach access, boating and everyday island life.[1]

BEACH, BOAT OR BOTH? START HERE.

PLACES TO BEGIN YOUR SEARCH

South Collier / beach corridor

Compare beachfront condos and nearby residences along the beach corridor. Check actual walking routes, beach rights, parking and included amenities.[2]

Old Marco / north end

Shops, galleries and eateries near Royal Palm Drive help define the island's north end. Explore this setting alongside beachfront and inland choices.[3]

Canal and interior neighborhoods

Compare homes by lot, layout and location. For canal properties, investigate the dock, seawall and complete boating route before narrowing your search.

ENJOY ISLAND LIFE

Explore Tigertail Beach's coastal landscape, Mackle Park's paths and recreation, and waterfront dining. Plan a visit around your favorite island activities.[1,4]

UNDERSTAND YOUR BOATING ACCESS

Ask what "direct" or "indirect" access means for the listing. Verify bridges, low-water depth, no-wake zones and dock suitability for your boat.[5]

TRY YOUR EVERYDAY ROUTES

Test trips to Naples, the airport and your beach entrance. Confirm parking, access rights and any Residents' Beach membership eligibility separately.[2]

BEFORE YOU BUY

Ownership costs. Obtain home and flood quotes. Estimate taxes for your purchase; the seller's current bill may differ.[6]

Flood & condition. Check flood and evacuation zones, elevation information, roof age, permits and documented repairs.[7]

Condo documents. Review reserves, assessments, applicable inspection reports, rental rules, pet policies and parking rights.[8]

Waterfront details. Confirm dock and lift permits, seawall condition, slip rights, water depth and clearances for your boat.

LET'S FIND THE HOME THAT FITS YOUR FLORIDA LIFE.



Tony DiBiase

International Waterfront Specialist

239-839-4987

tdibiase@johnrwood.com

JOHN R. WOOD PROPERTIES — CHRISTIE'S INTERNATIONAL REAL ESTATE | THE DIBIASE GROUP

Full-time Florida resident since 1997

SOURCES & BUYER TOOLS (click): 1 Paradise Coast / Marco; 2 City / Beach access; 3 Olde Marco; 4 Mackle Park
5 City / Boating; 6 Collier Appraiser / Buyer taxes; 7 City / Flood maps; 8 Florida DBPR / Condo reports

Area overview. Confirm property details, availability and fees. | cityofmarcoisland.com | collierappraiser.com

EQUAL HOUSING OPPORTUNITY

Sanibel Island

Beaches, nature and a distinctly island way of life.



NATURE SETS THE PACE

Gulf beaches, nature and island neighborhoods. Choose your setting around beach access, boating needs and everyday routes to the mainland.[1,4,6]

FIND YOUR PLACE IN ISLAND LIFE.

Sanibel Lighthouse. Archival photo before Hurricane Ian: Noel Benadom / Wikimedia Commons. Cropped; photo: CC BY-SA 3.0.

PLACES TO BEGIN YOUR SEARCH

East End

Explore the lighthouse, eastern Periwinkle Way and causeway approach. Compare Gulf-side, bay-side and inland properties by actual beach and boating access.[1]

Mid-Island / Gulf Drive

Explore Middle and West Gulf Drive condo and resort settings. Compare beach rights, association amenities, building condition and routes to shops and services.[2]

West End

Follow Sanibel-Captiva Road toward Bowman's Beach and Blind Pass. Let beach access, natural surroundings and your preferred island routes guide your search.[3,6]

BEACHES, SHELLING & NATURE

Enjoy beach walks and shelling, and visit J.N. "Ding" Darling National Wildlife Refuge for trails and wildlife. Check current access and amenities.[1,3,4]

BOATING STARTS WITH THE PROPERTY

A water view does not establish boating access. Match your boat to the actual route, depth, bridges, speed zones, dock permits and lift capacity.[5]

PATHS, CAUSEWAY & DAILY ROUTES

The city lists more than 26 miles of shared-use paths. Test your causeway and mainland trips at your usual times, allowing for changing traffic.[6]

BEFORE YOU BUY

Insurance & elevation. Get property-specific wind and flood quotes; review elevation information, flood maps and evacuation plans.[7]

Association obligations. Review budgets, reserves, assessments, insurance, maintenance duties and applicable building inspection reports.[8]

Condition & recovery. Check permits, storm repairs, roof condition, completed work and any remaining building or amenity projects.

Rental plans. Confirm parcel-specific permissions, minimum stays, city licensing and association rules before relying on rental income.[9]

LET'S FIND THE HOME THAT FITS YOUR FLORIDA LIFE.



Tony DiBiase

International Waterfront Specialist

239-839-4987

tdibiase@johnrwood.com

JOHN R. WOOD PROPERTIES | CHRISTIE'S INTERNATIONAL REAL ESTATE | THE DIBIASE GROUP

Full-time Florida resident since 1997

SOURCES & BUYER TOOLS (click): 1 City / Lighthouse; 2 Beach locations; 3 Bowman's Beach; 4 FWS / Ding Darling; 5 City / Boating 6 City / Paths; 7 City / Flood maps; 8 Florida DBPR / Condo reports; 9 City / Rentals & licensing

Area overview. Confirm property details, availability and fees. | mysanibel.com | leepa.org

EQUAL HOUSING OPPORTUNITY

Cape Coral

Canal living. Waterfront choices. Room for your Florida plans.



An aerial view of Cape Coral. Archival image: David Wilson / Wikimedia Commons. Cropped; photo: CC BY 2.0.

CHOOSE YOUR WATERWAY

Canal-front living, marinas and neighborhood parks. Choose the property around your boat, daily destinations and full ownership budget.[1,2]

KNOW THE CANAL. KNOW THE COST.

PLACES TO BEGIN YOUR SEARCH

Southeast Cape

Explore South Cape dining, Del Prado Boulevard and riverfront neighborhoods. Test bridge routes to Fort Myers, the airport and your regular destinations.[1]

Southwest Cape

Cape Harbour and Tarpon Point offer marina dining and shopping. Compare surrounding homes by canal route, bridge clearance and community rules.[1]

Northwest and Northeast Cape

Explore around Burnt Store Road, Pine Island Road and Del Prado Boulevard. Canal type, development and utility availability vary by address.[3,9]

OUTDOORS & LOCAL LIFE

Explore Four Mile Cove's nature boardwalk and Rotary Park's environmental programs and butterfly house. Check current park, trail and boat-ramp status.[5,6]

GULF ACCESS OR FRESHWATER?

Freshwater canals do not offer navigable Gulf access. For Gulf-access homes, check the complete route, depth, tides, bridge clearance and speed zones.[2]

LOOK CLOSELY AT UTILITIES

Verify city water, sewer and irrigation connections, remaining assessments and future extension costs. Connected service does not mean assessments are paid.[3,4]

BEFORE YOU BUY

Utility costs. Request parcel-specific balances and payoff figures; ask about connection charges and any well/septic responsibilities.[3,4]

Condition. Inspect roof, seawall, dock and lift; review permits and repairs, plus flood and evacuation zones.[8]

Ownership budget. Price home and flood insurance, taxes, association fees and maintenance before comparing homes.[7]

Your plans. Confirm rental rules, boat or RV storage restrictions, zoning and any association obligations.

LET'S FIND THE HOME THAT FITS YOUR FLORIDA LIFE.



Tony DiBiase

International Waterfront Specialist

239-839-4987

tdibiase@johnrwood.com

JOHN R. WOOD PROPERTIES — CHRISTIE'S INTERNATIONAL REAL ESTATE | THE DIBIASE GROUP

Full-time Florida resident since 1997

SOURCES & BUYER TOOLS (click): 1 Area guide; 2 City / Boating; 3 Utilities; 4 Assessments; 5 Four Mile Cove; 6 Rotary Park
7 LeePA.org / Buyer taxes; 8 Lee County / Flood maps; 9 Lee County / Address tools

Area overview. Confirm property details, availability and fees. | capecoral.gov | leepa.org

EQUAL HOUSING OPPORTUNITY

Fort Myers

Downtown energy. Riverfront character. A lifestyle of your own.



Fort Myers River District. Archival photo: Ebyabe / Wikimedia Commons. Cropped; photo: CC BY-SA 3.0.

KNOW YOUR ADDRESS

A Fort Myers mailing address may be inside the city or in unincorporated Lee County. Verify jurisdiction, services and property rules by address.[6]

START WITH THE WAY YOU WANT TO LIVE.

PLACES TO BEGIN YOUR SEARCH

Downtown / River District

Brick streets, restaurants, galleries and performances along the Caloosahatchee. Explore downtown living if you want arts and dining close by.[1]

McGregor corridor / Edison Park

Established neighborhoods near the river and Edison and Ford Winter Estates. Check historic-district rules for exterior changes.[2,4]

South Fort Myers / Iona

Compare condos, single-family homes and golf or boating communities. At Gulf Harbour, the community, club and marina operate separately.[3]

ENJOY THE AREA

Tour Edison and Ford Winter Estates, stroll Lakes Park and explore Six Mile Cypress Slough Preserve. Add arts, dining and golf to your visit.[4]

BOATING STARTS AT THE DOCK

Trace the route to the river and Gulf. Check low-water depth, bridge clearance, speed zones, seawalls, docks and lifts. A water view alone does not establish boating access.

TRY YOUR EVERYDAY ROUTES

RSW is southeast of the city. Fort Myers Beach is a separate community. Test airport, work and beach trips from each home at your usual travel times.[4,5]

BEFORE YOU BUY

Costs & insurance. Get home and flood quotes. Estimate taxes for your purchase; the seller's bill may differ.[7]

Flood & condition. Check flood and evacuation zones separately, plus roof age, permits and documented storm repairs.[9]

Community documents. Review fees, rental rules, reserves, assessments and applicable condo inspection reports.[8]

What is included? Confirm club charges, amenities and any deeded dock or slip rights before comparing properties.

LET'S FIND THE HOME THAT FITS YOUR FLORIDA LIFE.



Tony DiBiase
International Waterfront Specialist
239-839-4987
tdibiase@johnrwood.com

JOHN R. WOOD PROPERTIES
CHRISTIE'S INTERNATIONAL REAL ESTATE
THE DIBIASE GROUP

Full-time Florida resident since 1997

SOURCES & BUYER TOOLS (click): 1 Fort Myers CRA / Downtown; 2 City / Planning; 3 Gulf Harbour / Ownership; 4 Visit Fort Myers
5 RSW / Airport FAQs; 6 Lee County / Address tools; 7 LeePA.org / Buyer taxes; 8 Florida DBPR / Condo reports; 9 Lee County / Flood maps

Area overview. Confirm property details, availability and fees. | maps.leegov.com | leepa.org

EQUAL HOUSING OPPORTUNITY

North Fort Myers

Riverfront possibilities. Nature nearby. More ways to make Florida home.



Edison Bridge, looking north across the Caloosahatchee. Archival photo: Ebyabe / Wikimedia Commons. Cropped; photo: CC BY-SA 3.0.

ON THE NORTH SHORE

North of the Caloosahatchee in unincorporated Lee County. Explore waterfront homes, established neighborhoods and planned communities.[1,2]

MATCH THE ADDRESS TO YOUR LIFESTYLE.

PLACES TO BEGIN YOUR SEARCH

Lochmoor / Waterway Estates

Compare individual home sites and canal-front options. Verify the connection to the river; boating access is property-specific.

Moody River Estates

A planned community of single-family and multifamily homes. Compare association fees and CDD (Community Development District) assessments.[3]

Bayshore Road / SR 31 area

Explore this northern Lee County corridor. Check location, zoning, lot characteristics and utilities for each address.[4]

OUTDOORS CLOSE BY

Hike Prairie Pines Preserve; explore Caloosahatchee Creeks Preserve and its west-side paddle launch. North Fort Myers Park offers pickleball and disc golf.[5]

UNDERSTAND YOUR WATERFRONT

Compare canal and riverfront homes by your boat's needs. Review the full route to the Gulf, bridge clearance, low-water depth, speed zones, docks, lifts and seawalls.

TRY YOUR EVERYDAY ROUTES

Test cross-river trips to downtown Fort Myers, plus airport, beach, shopping and healthcare routes. Drive at the times you expect to travel.

BEFORE YOU BUY

Manufactured homes. Is land included, held through a cooperative, or leased? Review the ownership documents, lot rent and fees.[6]

Flood & condition. Check flood and evacuation zones, roof age, permits and documented storm repairs.[8]

Full ownership cost. Price insurance, taxes, association fees and CDD charges; review applicable condo reports and reserves.[3,7]

Utilities & use. Confirm water/sewer or well/septic, zoning, rental rules and recorded restrictions for the property.[4]

LET'S FIND THE HOME THAT FITS YOUR FLORIDA LIFE.



Tony DiBiase

International Waterfront Specialist

239-839-4987

tdibiase@johnrwood.com

JOHN R. WOOD PROPERTIES — CHRISTIE'S INTERNATIONAL REAL ESTATE | THE DIBIASE GROUP

Full-time Florida resident since 1997

SOURCES & BUYER TOOLS (click): 1 Lee County / Jurisdiction; 2 NFM Chamber / Area overview; 3 Moody River CDD; 4 Lee County / Address tools
5 Lee County parks: Prairie Pines, Caloosahatchee Creeks, NFM Park; 6 Florida Bar / Mobile homes; 7 LeePA.org / DBPR; 8 Flood maps

Area overview. Confirm property details, availability and fees. | maps.leegov.com | leepa.org

EQUAL HOUSING OPPORTUNITY

Naples

Gulf beaches. Downtown character. A lifestyle to make your own.



Naples' Gulf shoreline. Archival photo: Ebyabe / Wikimedia Commons. Cropped; photo: CC BY-SA 3.0.

FIND YOUR NAPLES SETTING

Explore coastal neighborhoods, downtown living and communities farther inland. Start with your priorities: beach access, boating, golf, daily conveniences and the kind of home you want.[1,4]

BUILD YOUR SEARCH AROUND YOUR LIFE.

PLACES TO BEGIN YOUR SEARCH

Old Naples / downtown

Explore homes and condos near Fifth Avenue South, Third Street South and the Gulf. Test walking routes to shops, dining and public beach entrances.[1,2]

Moorings / Park Shore

Compare beachfront, bayfront and inland homes. Verify beach-access rights; private beach parks can require separate association membership.[1,3]

North & East Naples

Compare communities beyond the coastal city neighborhoods by amenities, fees, lot size and routes to beaches, shopping and daily destinations.[4]

ENJOY THE AREA

Enjoy downtown galleries and restaurants, the Gordon River Greenway and North Collier Regional Park. Choose a location around your favorite activities.[2,5]

BEACH & BOATING ACCESS

Check the beach entrance, parking and membership requirements. For waterfront homes, trace the route to the Gulf and verify bridges, low-water depth, speed zones, docks and seawalls.[3,6]

KNOW YOUR ADDRESS

A Naples mailing address may be inside the city or in unincorporated Collier County. Confirm jurisdiction, services and property rules by parcel. Test everyday routes before choosing.[1,4]

BEFORE YOU BUY

Golf membership. Confirm availability, any waiting list, initiation charges, annual dues, transfer rules and whether golf is included with ownership.

Full ownership cost. Obtain home and flood insurance quotes, estimate taxes for your purchase, and include association fees and other assessments.[8]

Condo documents. Review reserves, assessments, applicable inspection reports, rental and pet rules, plus beach, parking and amenity rights.[9]

Flood & condition. Check flood and evacuation zones separately, elevation information, roof age, permits and documented repairs before budgeting for improvements.[7]

LET'S FIND THE HOME THAT FITS YOUR FLORIDA LIFE.



Tony DiBiase

International Waterfront Specialist

239-839-4987

tdibiase@johnrwood.com

JOHN R. WOOD PROPERTIES — CHRISTIE'S INTERNATIONAL REAL ESTATE | THE DIBIASE GROUP

Full-time Florida resident since 1997

SOURCES & BUYER TOOLS (click): 1 City / Area maps; 2 Paradise Coast / Downtown; 3 Park Shore / Beach rights; 4 Collier / Area districts; 5 County parks
6 FWC / Boating zones; 7 Collier / Flood maps; 8 Collier Appraiser / Buyer taxes; 9 Florida DBPR / Condo documents

Area overview. Confirm property details, availability and fees. | naplesgov.com | collierappraiser.com

EQUAL HOUSING OPPORTUNITY