

# REAL ESTATE & CLASSIFIEDS

WEEK OF JUNE 4-10, 2008

A GUIDE TO THE GREATER FORT MYERS REAL ESTATE INDUSTRY

## When only Tuscan will do; this home has it all

Classic design and 21st Century convenience in Mediterra

**FLORIDA WEEKLY STAFF REPORT**

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Southwest Florida architecture often appears to be a mishmash of Spanish and other Mediterranean influences. Sometimes it's an awkward blend of design features from Spain or Italy or France or America. Rarely is it a purebred.

Yet, when Nils and Giselle Swann decided to build a spec home for sale in the community where they live, Mediterra, they wanted authentic. They wanted a classical Tuscan villa.

To make that happen, the couple, who both have European roots, spent countless hours with the architect, sifted through dozens of classic design books, poured over more than 1,500 photographs and walked the lot tirelessly. Good thing there wasn't a long commute to the site. It's barely a stone's throw from the Swann's residence. They live in an Italian home adjacent to this house in the Il Corsini subdivision of Mediterra.

The couple wanted an Italian experience with a multitude of arches, ample columns and classic Tuscan detail all while catering to the requirements of the 21st century homeowner and a Florida lifestyle that demands easy access to the outdoors.

"We lived in Mediterra long enough to know what the higher-end buyer wants and we felt comfortable that Mediterra was holding its value even in this difficult market," said Nils Swann. "We feel confident that our model home which we have named "Antimo," is a unique and tasteful Tuscan home for the discerning buyer."

Between raising three young children and playing competitive yet friendly tennis, Giselle and Nils thought this would be a project that they could both contribute and have fun along the way.

"Giselle and I thought that building a home which was 100 percent Italian vintage would have unique appeal," said Nils Swann. "But we didn't really understand what 100 percent Italian would mean in terms of hours of planning and attention to details. We did know that when we walked into some very expensive homes, we felt such confluences of architecture that we never knew if we were supposed to feel as if we were in Spain, Italy, or some bordering region.

"We wanted to build a home which was pure in design. And we knew it had to be party-friendly; it had to have large areas for entertaining and a feeling of the outdoors being indoors."

Having built their private residence with Boran Craig and Barber Homes, they chose them to build Antimo as well. (The home is named for the Abbey of Sant' Antimo, one of the most beautiful Tuscan churches in Italy.)

"BCB is known for their superior construction," said Nils Swann.

SEE MEDITERRA, D4 ►



COURTESY PHOTO

The front elevation of Antimo, a 4,737-square-foot Tuscan villa for sale in Mediterra for \$3,975,000.



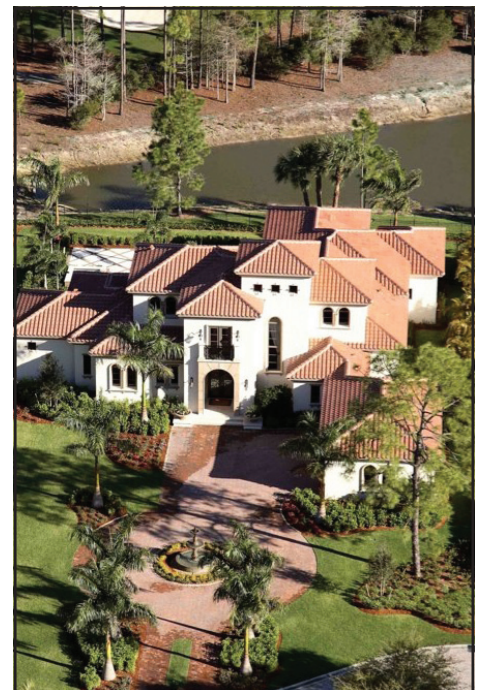
COURTESY PHOTO

The entry foyer has a 40-foot high stair tower with a stenciled coffered ceiling.



COURTESY PHOTO

All room interiors are exquisitely decorated and furnished.



Antimo sits on the second hole of Mediterra's Tom Fazio-designed golf course.

# MEDITERRA

From page 1

“They build concrete exteriors, thoroughly test their windows for leaks and even make sure their walls are perfectly straight.”

Builders constructed the home using a blend of traditional craftsmanship and materials, contemporary use of space and light and the latest energy efficient systems. The home melds so well with the landscape that it seems to sprout directly from the soil.

“Giselle and Nils cared to an excessive degree,” said Tade Bua Bell, a friend and realtor.

The Swanns wanted their first model home to be a success and they knew this going in to a very soft real estate market. They started designing in 2006 and builders finished just six months ago.

“I felt the market was reasonably good,” Nils Swann said. “Mediterra is still going strong.”

Beyond that, they wanted happy neighbors, the couple said. When they pass their future neighbors in the street, meet at the club or see each other at parties in this very social community, they wanted to know that the buyers are really happy.

The stately front elevation reflects the Italian artistry. A three tiered water fountain in the driveway of brick pavers welcomes guests to the 4,737-square-foot home. Entry is through an 11’ high wrought iron entry door. The living room is framed with Corinthian columns and overlooks the pool, a pond and the lush green second hole of the Tom Fazio golf course.

The interiors are tastefully decorated with faux painted walls and ceilings. The entrance has a powerful 40-foot high stair tower with a stenciled coffered ceiling.



The pool area at Antimo in Mediterra.

COURTESY PHOTO

The room interiors are exquisitely decorated with fabrics and building materials that flow seamlessly from one room to the next. As one walks through the residence and the light fills the rooms through the towering windows and doors, one quickly feels transported to the Tuscan hills. A three-car garage rounds out the living experience.

With classic Tuscan architecture, the home stands out in a neighborhood with many outstanding homes.

The home is for sale at \$3,975,000 completely furnished, with a \$100,000 credit towards a golf membership in Mediterra.

For further information go to [www.anti-model.com](http://www.anti-model.com) or call (239) 961-2766. ■



The Tuscan kitchen meets 21st century conveniences.

COURTESY PHOTO



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**DYNAMITE LAKE & GOLF VIEW!**

3Br, office, 3.5Ba, 10' ceilings, newer roof, family rm. w/ fireplace, wood like flooring, kit., w/maple cabinets & corian. MBR w/ lg. walk-in Calif. closet, heated pool & spa w/ pool bath. **\$974,500**



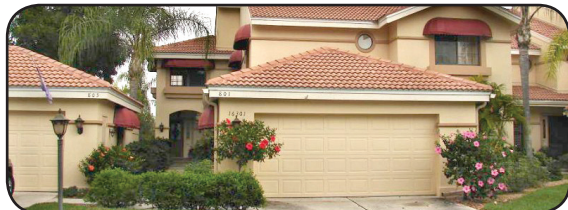
**PERFECTLY WONDERFUL!**

3Br, office/den w/ French doors, 3Ba, 2400 sq.ft. living. Beautifully renovated kitchen w/stainless appliances, granite, 16' tile, fireplace, wood flooring, golf course view. Vaulted ceilings, tile roof & circular driveway & pool. **\$589,000**



**BEAUTIFUL PRESERVE VIEW!**

3Br, 2Ba, 2 car gar., 2nd floor corner. Unfinished marble floors, granite countertops, Berber carpet, new roof & newer air handler. Immaculate condition & furniture negotiable. **\$315,000**



**BEAUTIFUL 2ND FLOOR CORNER CONDO!**

2230 sq.ft. living, 2Br, den/office, 2Ba, custom cabinetry, built-ins in office, living rm & master Br. Lanai w/ morning sun, shutters, view of lakes & fairway. Double garage. **\$299,000**



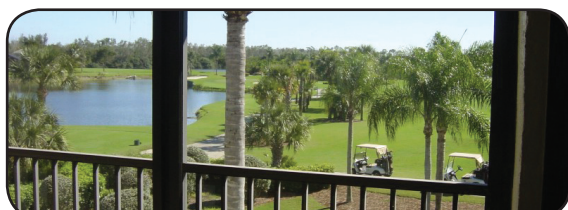
**GREAT PRICE & GREAT VIEW!**

Grand entrance to this upstairs corner unit. 2Br, den, 2Ba, 2 car gar. Electric shutters, new wood laminate floor & Berber carpet. Good morning rm off lanai overlooking golf course. Formal dining area, fireplace & wet bar. **\$318,000**



**MOVE IN READY!**

Completely furnished 2Br, 2Ba, over 1700 sq.ft., brand new appliances, sliders from living room & kitchen to lanai. Overlooks large lake & fairway. 1st floor w/ garage. Furnished! **\$299,900**



**FABULOUS PACKAGE DEAL!**

Beautifully furnished 2Br, 2Ba, den, w/built-ins. Newer carpet, wood cabinetry, vaulted ceilings, views of fairways & lake. Gar., club equity membership will be discounted w/ purchase. Furnished. **\$299,000**



**VIEW, VIEW, VIEW!**

Meticulously cared for! Mediterranean style condo being offered fully furnished. Views of lake & golf course, 2Br, 2Ba, electric shutters & 2 car garage. This is one to see! **\$299,000**



**NEW LISTING!**

Well maintained 2 bedroom, 2 bath with golf course and water views. Updated with newer appliances, cabinets, large tile & carpet in bedrooms. **\$165,000**