

Pursue the  
Phenomenon.



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AN ISLAND WITH A LEGACY

THE STUFF OF DREAMS

19 PHENOMENAL HOME SITES

FOR THOSE WHO YEARN FOR

THE GULF, PASS, HARBOR, AND SKY

WHERE TARPON ROLL IN MULTITUDES

THE OPPORTUNITY TO JOIN

ITS LEGACY OF FABLED RESIDENTS

IS IN YOUR HANDS

CATCH IT AND HOLD ON



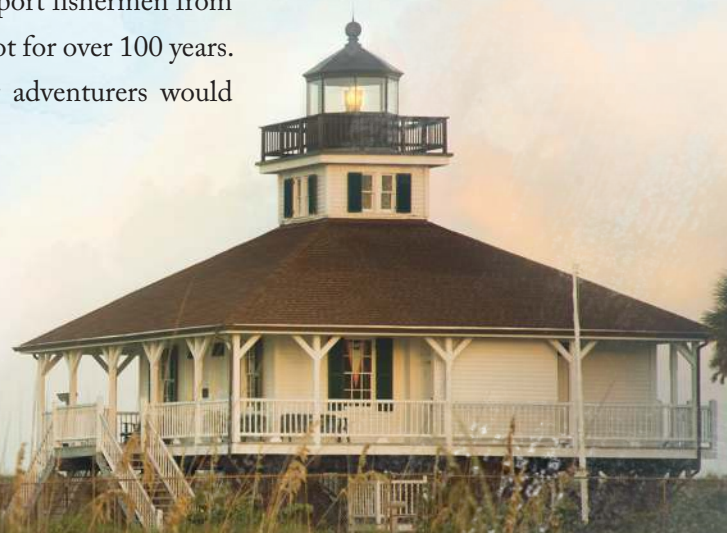




# PERHAPS YOU KNOW THE *story*



How the moon from late spring to early summer flushes the crab from the harbor into the pass. Where the tarpon become so frenzied in feeding on the crab that they roll the surface of the water. That is the legendary hill tide. It has lured sport fishermen from all over the world to this very spot for over 100 years. Undoubtedly, those deep-water adventurers would yearn to live here.









# MERELY ARRIVING FEELS *special*



From the time you touch down at Coral Creek, the rest of the world vanishes. In the back seat, luggage tucked in the trunk, the driver takes you to Boca Grande. Window down, the air is fragrant... tropical. Before you realize it, you're at the bridge, anticipating the welcome ahead. Friends expect you for breakfast at the inn, perhaps followed by a stroll in town or a bracing match of croquet.







# JUST KEEP THIS TO *yourself*



It's been a well-kept secret of America's most noteworthy families. Big names in business, government, art and culture since 1911 or so. Edison, Vanderbilt, Campbell and Busch to name a few. Miss Audrey Hepburn herself frequently graced the veranda of the Gasparilla Inn back in the 1950s. Gosh, to have been here then. Boca Grande has been closely guarded for a long time. So... sh.









# TAKE YOUR *time*



Linger over lunch as long as you like. Join the gang for drinks. Or accept that invite for the afternoon cruise to Cayo Costa. Should be fun. There's a seafood beach barbecue and cocktail party planned. Maybe more of a picnic if nobody catches anything tasty. Obviously, you could spend all day on the golf course or simply hang out by the pool at the club. That's island life.







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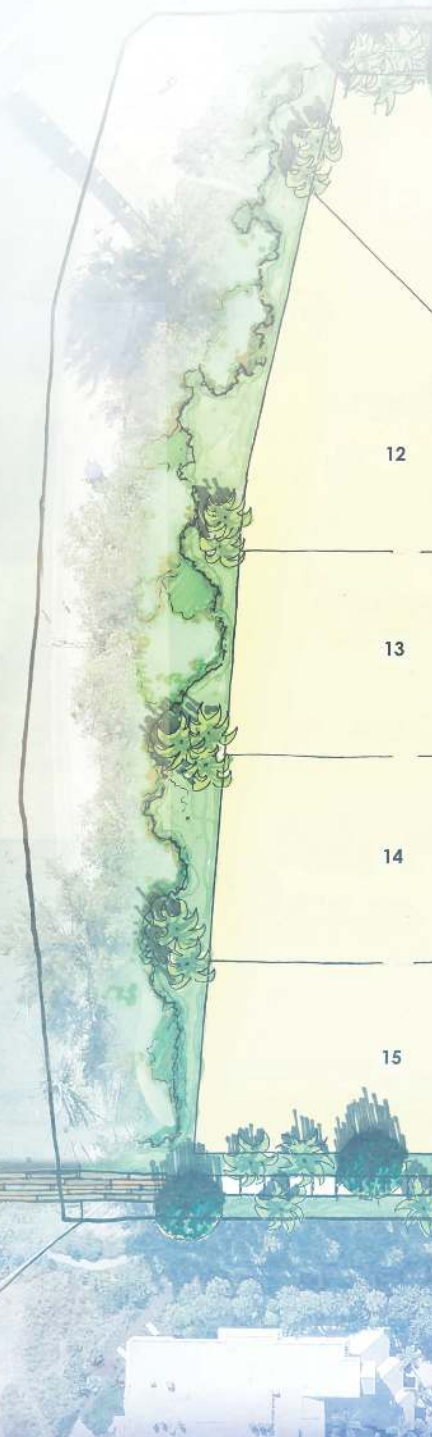


# BE PART OF THE *phenomenon*

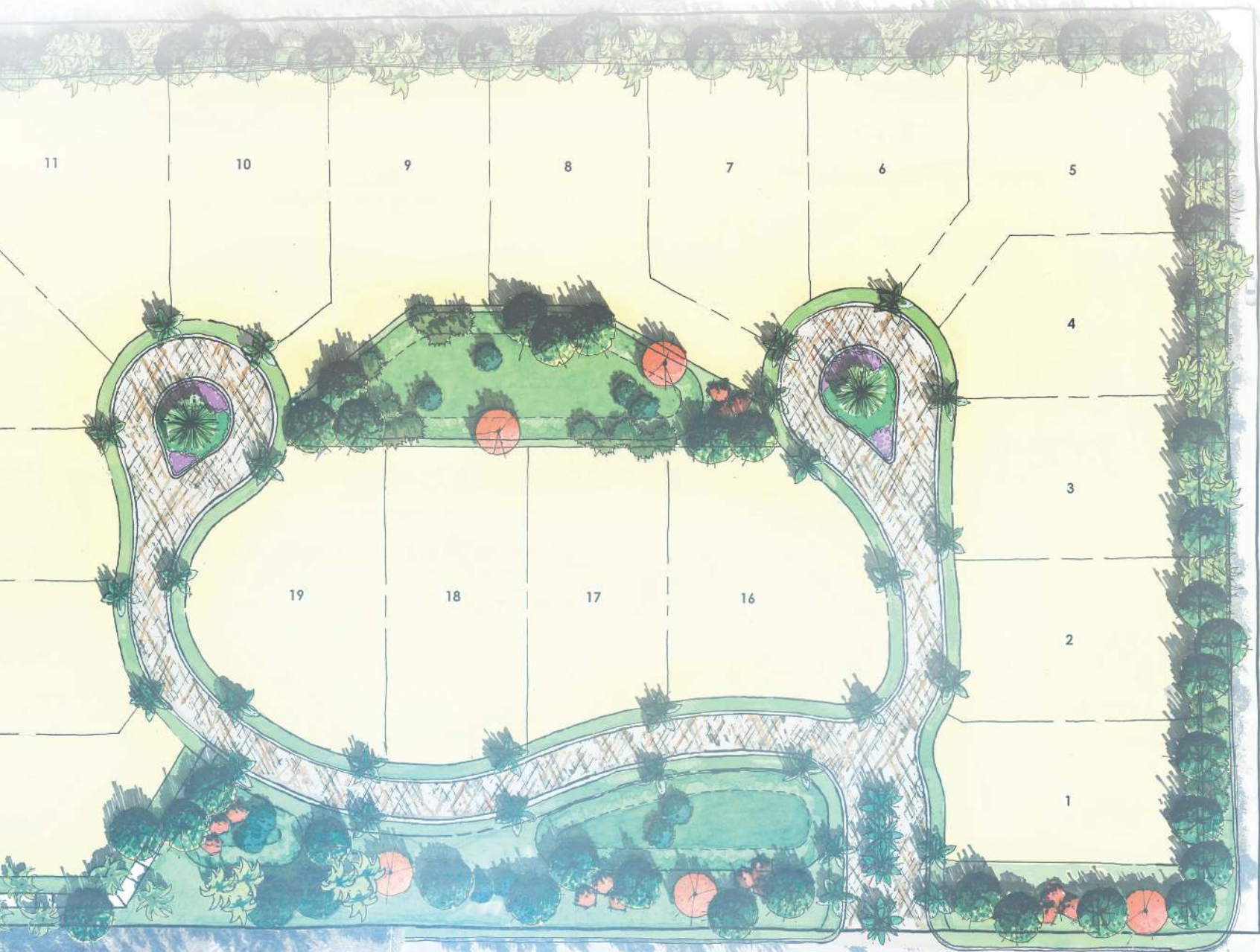


From home on the southern tip of Gasparilla Island, you gaze wide-eyed at the open blue. Boat docks to your left. The observation pier before you. And over your right shoulder, a private beach on the gulf. Pitched metal roofs of West-Indies-inspired estate homes peek through the coconut palms. This is where you will one day stand, in a place that makes you happier than anywhere else.

CHARLOTTE HARBOR







BELCHER ROAD



# LIKE LANDING A TARPON, IT'S A TEAM *effort*



Seagate Development Group, LLC is a preferred builder of luxury homes in Southwest Florida. Since beginning operations in 2015, Seagate has built luxury homes in prestigious golf communities in the Naples area and has an upcoming new luxury community project in North Naples in addition to Hill Tide Estates.



BCB Homes has created a renowned reputation in building luxury residences for the last 30 years. Founded by second-generation builders, BCB Homes combines old traditions with contemporary technology and design. As a preferred builder throughout the region, BCB Homes builds the “finest homes in the finest communities,” which includes Port Royal, Park Shore, Aqualane Shores and now Hill Tide Estates.



The exclusive representatives of Hill Tide Estates, this boutique real estate brokerage focuses on Southwest Florida's luxury real estate market. Gulf Coast International Properties combines unrivaled client service, uncompromising integrity and an innovative local, national and international marketing strategy.



