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Marco Island • Port Royal • Aqualane Shores • Old Naples • Audubon Country Club • Coquina Sands • Seagate
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Mediterra • Ft. Myers • Sarasota • Longboat Key • Boca Grande • Sanibel Island • Captiva Island

Since 1993, Naples-based BCB Homes has been building and remodeling custom homes and condominium residences throughout Southwest Florida.

BCB Homes was founded by a group of second-generation builders who continue to set high standards in luxury residential construction by combining the latest technologies with proven Old-World traditions.

A leader in Building Science, BCB Homes has researched, identified, diagnosed and resolved a variety of building issues to eliminate construction problems before they happen. Homeowners contemplating a remodeling project appreciate our Testing & Diagnostic Team who utilize a forensic approach to identify issues in existing residences.

With over 300 clients from Marco Island to Sarasota, BCB Homes is committed to making your building experience enjoyable and stress free. So if you're looking to build a new home or considering remodeling your current home, be sure to contact BCB Homes.



Hill Tide Estates - A Secret Gem in Boca Grande

BCB Homes is proud to announce a new project on the southern tip of Gasparilla Island in Boca Grande, Hill Tide Estates. The 10-acre community includes 19 luxury single-family homesites with views of Charlotte Harbor, Boca Grande Pass and the Gulf of Mexico.

Boca Grande is known for its tarpon fishing, its quiet and understated personality, and white-sand beaches. The locals are proud that it has been such a well-kept secret for the last 100 years.

BCB Homes is one of the preferred builders of the community. The homesites are now available starting at \$1.4 million, on this single largest and last contiguous parcel to build on in Boca Grande. Other features of the community will include a gated entrance in the northwest corner, a mini-parking area for golf carts, a landscaped nature walk to an observation pier, and a beachfront chickee hut that will look out on Charlotte Harbor and Boca Grande Pass.

We invite you on a personal tour of this property and see how we have transformed this unique site into a luxurious single family home development. Hill Tide Estates is located at 890 Belcher Road, Boca Grande, FL.

Please contact Scott Weidle
for more information:
239.293.0346
or visit the website:
www.hilltideestates.com.



Highest Return on Investment with BCB Homes*

Reports show that our new homes in the Port Royal market are selling for approximately 21% more per square foot than that of the other builders in the neighborhood. "The clientele in Southwest Florida demands the highest quality construction and service available," said President and CEO, Joe Smallwood. "We are proud to be industry leaders redefining home building standards and continually exceeding the most discerning of expectations. The market clearly understands the inherent and lasting value of a BCB Homes built home.

*Obtained from SWFLAMLS (homes constructed 1/1/11 - 12/31/16). Does not include beachfront properties.

Estate Management Home Network Solutions*

One of the most common frustrations among our clients is the inconsistency of their home network and audio-video equipment. Rapid evolution of AV systems, power surges, and flawed integration are among the usual suspects. Though Estate Management routinely operates all components during our home inspections, disruptions still emerge. Often, the timing is terribly inconvenient to the homeowner.

If AV hardship is relatable to you, know that there are better days ahead. Cutting edge improvements to wire structure, home network coverage, power backup, and proactive device troubleshooting are already a reality.

With usually just a few non-invasive tweaks we can clean up the rack and cabinets, tie all systems to a central control and observation interface, and remotely troubleshoot most network and integration hiccups. Yes, remote troubleshooting. In fact, certain proprietary programs allow for a servicer to monitor device status on the home network with real-time alerts of issues to all network clients.



NABOR Market Report Posts Solid First Quarter*

It was a busy season for REALTORS® working in Naples as evidenced in the First Quarter 2017 Market Report released by the Naples Area Board of REALTORS® (NABOR®), which tracks home listings and sales within Collier County (excluding Marco Island). As predicted by broker analysts at the beginning of the year, once sellers began to heed the advice of their agents and reset to reasonable list prices, buyers would react in stride with more solid offers. The statistics reflected this prognosis precisely, and resulted in an increase in overall pending and closed sales, making the first quarter of 2017 as solid as expected.

Collectively, broker analysts agreed that activity in the condominium market during the first quarter of 2017 was impressive. In fact, condominium inventory increased 19 percent, while the single-family home inventory saw an 8 percent increase. The report also showed five times the number of condominiums under \$300,000 were available in the first quarter of 2017 than single-family homes in the same price category.

“Inventory is up and prices have come down,” said Budge Huskey, President of Premier Sotheby’s International Realty. “This is an indication that some fundamental economic principles are taking effect in the Naples housing market.”

The NABOR® First Quarter 2017 Market Report provides comparisons of single-family home and condominium sales (via the Southwest Florida MLS), price ranges, and geographic segmentation and includes an overall market summary. The NABOR® First Quarter 2017 sales statistics are presented in chart format, including these overall (single-family and condominium) findings:

| CATEGORIES | IQ 2016 | IQ 2017 | CHANGE |
|--|-----------|-----------|--------|
| Total homes under contract (pending sales) | 2,786 | 3,097 | 11% |
| Total closed sales | 1,929 | 2,205 | 14% |
| Median closed price | \$325,000 | \$330,000 | 2% |
| Median closed price >\$300K | \$545,000 | \$510,000 | -6% |
| Total active listings (inventory) | 5,651 | 6,389 | 13% |
| Average days on market | 77 | 95 | 23% |
| Single-family closed sales | 982 | 1,059 | 8% |
| Single-family median closed price | \$415,000 | \$410,000 | -1% |
| Single-family inventory | 2,996 | 3,286 | 8% |
| Condominium closed sales | 967 | 1,146 | 19% |
| Condominium median closed price | \$262,000 | \$270,000 | 3% |
| Condominium inventory | 2,655 | 3,154 | 19% |

*For full story, please visit: www.bcbhomes.com/news/nabor-market-report.html



Magnificent Homes For Sale in Port Royal & Aqualane Shores



The custom, British West Indies style residence at 1910 Galleon Drive in Naples, Florida’s exclusive Port Royal neighborhood was designed with the intent on creating a home that would blend with the surrounding architecture while providing a contemporary living environment. Situated on a cul-de-sac, on a spectacular Southwest facing waterfront home site, the residence offers a light-filled, airy ambiance that combines classic panel, trim, and ceiling details with contemporary finishes that enhance the openness of the home’s flowing floor plan.

Windows on all sides and six skylights flood the heavily detailed spaces throughout the home with brilliant natural light. White painted surfaces and shimmering Venetian plaster soften the traditional details to a point where they serve as subtle sources of comfort that merge gracefully with modern elements, including stone-like Fiandre porcelain tile flooring from Europe that has been laid in stunning five-foot by five-foot slabs that are a quarter-inch thick.

The residence boasts 7,377 square feet under A/C and a total of 10, 491 square feet.

For your private tour or more information, please contact Carl Dittrich with Barefoot Beach Properties @ 239-273-5515.



BCB Homes built this custom designed home in 2012. Designed by Falcon Design, the home boasts 5,532 square feet under air and a total of 7,321 square feet. The entry foyer leads to the great room showcasing hand-scraped walnut floors and beautiful views of Gull Cove. A gourmet kitchen features double islands, granite countertops and backsplash, gas cooktop, convection oven and microwave, three sinks and dishwashers – perfect for entertaining. A temperature-controlled wine grotto highlights the gracious formal dining room.

The master bed and bath feature dual walk-in closets with built-ins, full vanity, large soaking tub and shower finished in marble - all meticulously designed by the home owner and their interior designer, Denise Ward. This impressive home also has a media room, full bar, resort-inspired pool and spa complete with an outdoor kitchen and guest rooms to use as a home office or gym. A boat dock sits out back with a lift with direct access to the Gulf of Mexico – ideal for the family who loves to entertain and boat.

For more information about this home located at 1826 7th Street South, please contact Michael Lawler with Premier Sotheby’s International Realty @ 239.213.7474.