

# Charming Mediterra Villas

**A** Charming Villa in the Villalago neighborhood of Mediterra might be just the perfect fit for you. This picturesque enclave boasts a carefree lifestyle in one of Naples' finest luxury gated communities.

The Mediterranean inspired villa at 18192 Lagos Way left no detail overlooked. Custom tile floors on a diagonal, upgraded kitchen cabinets, granite counters, a three car garage and custom lighting are just some of the unique features of this residence. Situated on a scenic lake and preserve with western exposure, the large brick paver lanai with pool and spa is perfect



porary chic. Design features include an open family and kitchen area and beautiful richly toned built-ins. This residence is perfect for outdoor alfresco living with its custom screened pool, spillover spa, and covered loggia.

Mediterra has 2 Tom Fazio designed championship courses and a private beach club. Club amenities also include full state-of-the-art fitness center and pool. This spectacular community incorporates the authentic rustic styles of



the Italian countryside and the Mediterranean region of Europe, with intimate neighborhoods connected by approximately eight miles of walking and biking paths, and a series of historically themed parks.

For a private showing of these residences,

contact James Nulf at 239-398-3929. 18192 Lagos Way offered at \$998,000 and 18172 Lagos Way offered at \$885,000 through Martinovich and Nulf of Royal Shell Real Estate.

for entertaining.

With an emphasis on understated elegance and style the lakefront villa at 18172 Lagos Way provides the exceptional mix of smart casual and contem-

# Landlords MUST Do These 5 Things!

**O**ver the past two years the rental market has been pretty stagnant in terms of pricing. However, we

are now actually seeing rental rates rise in our area. Why? It's simple; too many renters and not enough properties to rent! A struggling economy and tough financing guidelines have forced a vast number of people to rent vs. buy. Lance Martinicchio, leasing specialist with Absync Realty, recently said, "We have a waiting list of qualified tenants, but no where to put them!" If you are a landlord, or thinking of becoming one, here are some tips from him to take advantage of this market:

1. Clean. First impressions are everything. All carpets should be cleaned and shampooed, and walls should be cleaned and touched-up. The appliances and bathrooms should be deep cleaned. Cleanliness is a psychological factor. If a tenant sees a dead bug or trash they will think the whole home is dirty and poorly maintained. Renters often make the decision to rent while they are viewing a unit, so you want them to see it at its best!
2. Add fixtures and blinds. Simply adding some ceiling fans and making sure there are blinds on all windows will make the home show much better and will most certainly get it rented faster.
3. Paint. Tenants are so sick of seeing the institutional white walls that every landlord seems to paint the interior of their properties. Add some neutral colors or off-white colors; it will help



By Gabe Mellein

warm up the home and make it stand out to prospective tenants.

4. Maintain. Make sure all light bulbs, appliances, faucets, etc are in working order. Renters want to know they could move in today and not be bothered by a handyman tracking in and out of their new place, fixing what should have already been fixed.

5. Be knowledgeable. Renters will have lots of questions about

what type of amenities the community has to offer. They will try to imagine their furniture in your home. Having a floor-plan with the dimensions of the rooms will be a big help to them. What's the exact approval process for new tenants? Is there an application? Does your Home Owner's Association charge move in fees?

If you are looking to eliminate the headaches of managing your own rental properties, then please hire a pro! Talk with Mr. Martinicchio at 239.465.0113. If not, then these tips should help you immensely! As the rental market heats up, make sure you are positioned to take full advantage of it. Quickly renting your properties will yield more dollars in your pocket!

Need help selling, buying, or with Property Management? I'm glad to help. 239.825.2234, Gabe@AbsyncRealty.com, www.PropertiesInBonitaSprings.com, www.AbsyncRealty.com, and www.facebook.com/absyncrealty Gabe Mellein is the broker of Absync Realty, Inc. He is a member of The Naples Area Board of Realtors, Bonita Springs - Estero Association of Realtors, Realtor Association of Greater Fort Myers and the Beach, and is nationally certified in Feng Shui for Real Estate.

## Open House Event Sunday, March 27 Menaggio at Fiddler's Creek



9284 Menaggio Ct. #102, Naples, FL - Stunning is the only way to describe this outstanding 1st floor furnished and professionally decorated model perfect home. Beyond belief upgrades, including granite and marble counters, tray ceilings, crown moldings and so much more! Impact glass, large walk in closets and summer kitchen plus 2-car attached garage. It doesn't get any better than this. Being offered at \$467,500 Furnished. You must see to appreciate! Call Beth Brown 239-250-2408 for more info and to get entry gate access.



9289 Menaggio Ct. #201, Naples, FL - Rare opportunity to create the home of your dreams! Fabulous 2nd floor unit with sunset views. This spacious coach home features custom cabinets, GE Monogram appliances, granite counters in the kitchen, marble in all baths. Tile and Carpeting, elevator, impact glass, 2-car garage and screened lanai with lake view. Close to community pool. 3,712 sq. ft. of air-conditioned space being offered at \$484,900! Call Kathie 239-641-6449 for more information and to get entry gate access.



**SOLLER - BROWN TEAM**  
KathieSoller.com • CallNaplesHome.com



550 5th Avenue South  
Naples, FL 34102



Kathie Soller 239-641-6449  
Beth Brown 239-250-2408

## Lender Owned New Home REDUCED TO HALF PRICE



Originally priced at \$2.26M

4474 sf • 3 BR, 3 1/2 BA  
Minutes to private beach access and country club!

Today only **\$1.29M!**

**PRESTIGIOUS NAPLES HOMESITE - Originally sold for over \$600,000**  
Final 1 remaining! Now only **\$245,000**

Call now: **239-707-4991**

Brokerage services provided by Patten Sales & Marketing • 792 Broad Avenue S • Naples, FL 34102



LOCATION

**Wilderness**  
Country Club  
239.261.6060 | www.wildernesscc.com  
Off Goodlette-Frank Rd. at Wilderness Dr.