



PARKWAY

P R E S E R V E

F O R T M Y E R S





## STYLISH LUXURY VILLAS IN SUNNY FORT MYERS

Welcome to Parkway Preserve, a new collection of luxury villas located near the affluent Gateway suburb of East Fort Myers. Nestled around a large glimmering lake and privatized amongst the lush pines and tropical palms of Flag Pond Preserve, Parkway Preserve is an elegant collection of spacious, 1 and 2-story Villas Developed by SobelCo, a prestigious family-owned and operated homebuilder for over 60 years.

Whether you are searching for a year-round residence or seasonal getaway, Parkway Preserve is the perfect place to live the Florida Gulf Coast lifestyle.





# LIVE OR VACATION IN A TOP DESTINATION

Living at Parkway Preserve allows you to enjoy the best of Southwest Florida and is ideally located just a few minutes from the Southwest Florida International Airport, top-rated schools, everyday conveniences, top-rated medical facilities, white-sand beaches and more! Fly in and out with ease and enjoy everything this ideal and convenient location has to offer.

At Parkway Preserve, the sun never sets on good living!



FORT MYERS HAS THE HIGHEST NUMBER OF SUNSHINE HOURS IN THE  
STATE OF FLORIDA – EVEN MORE THAN MIAMI AND KEY WEST!







# SOUTHWEST FLORIDA AT YOUR DOORSTEP

There is so much to explore beyond the gates of Parkway Preserve. Travel with ease in and out of Southwest Florida International Airport, catch a Boston Red Sox spring training game at JetBlue Park at Fenway South, shop and dine in Downtown Fort Myers or Gulf Coast Town Center Mall and lay in the sand and cool off in the Gulf of Mexico at Fort Myers Beach or Sanibel and Captiva Islands.





# A LOW-MAINTENANCE LUXURY LIFESTYLE

At the heart of Parkway Preserve is a modern community Clubhouse home to a sparkling and heated lifestyle pool and spa, sundeck, state-of-the-art fitness center and a social lounge where you can meet friends or entertain family any day of the week.

Every day at Parkway Preserve is a chance to meet new friends, stay fit, cool down in the pool or even connect with nature – all without leaving the front gates. And if you decide to venture out, a world of wonderful options await you in Fort Myers, Naples and beyond!







# COME HOME TO YOUR OWN PRIVATE RESORT

## ALL-INCLUSIVE EASY LIVING AMENITIES:

- Private, Gated & Landscaped Access Controlled Entry
- A Beautiful Lake with Decorative Fountain
- Modern Clubhouse Featuring:
  - An Inviting and Stylish Social Lounge for Meetings, Parties, and Celebrations
  - A Fully-Equipped State-of-the-Art Fitness Center with Cardio and Strength-Training Equipment
  - A Relaxing Heated Pool & Spa
  - Covered Social Terrace with Patio Seating for Creating Memorable Times Under the Sun
  - Sundeck Surrounded by Lounge Chairs and Umbrellas
  - Covered, Enclosed Mailroom at the Clubhouse









# VILLAS DESIGNED WITH LUXURY IN MIND

Every residence at Parkway Preserve exudes the craftsmanship and meticulous attention to detail that SobelCo is known for.

Choose from 1 and 2-story options and 4 expansive floorplans ranging from 1,590 - 2,231 interior square feet, all of which feature 3 bedrooms, open-concept living spaces, private patios, private 1 or 2-car garages and a generous choice of fine finishes — allowing your home to be unique to your style and personality.



ARTIST'S CONCEPTUAL RENDERING



# LIVING SPACES DESIGNED FOR YOUR LIFESTYLE

Step inside your Parkway Preserve Villa and discover an open-concept living experience with an incredible list of designer high-end features and finish options to choose from! Just add your favorite furniture and it will be ready to fill with friends, family and lifelong memories!

Your Villa will also come smart home-ready, with cutting-edge features such as WiFi-enabled thermostat, smart entry deadbolt, WIFI-enabled garage door opener, and a structured wiring system for in-home connectivity and control.



## THE ASTER (A) RESIDENCE



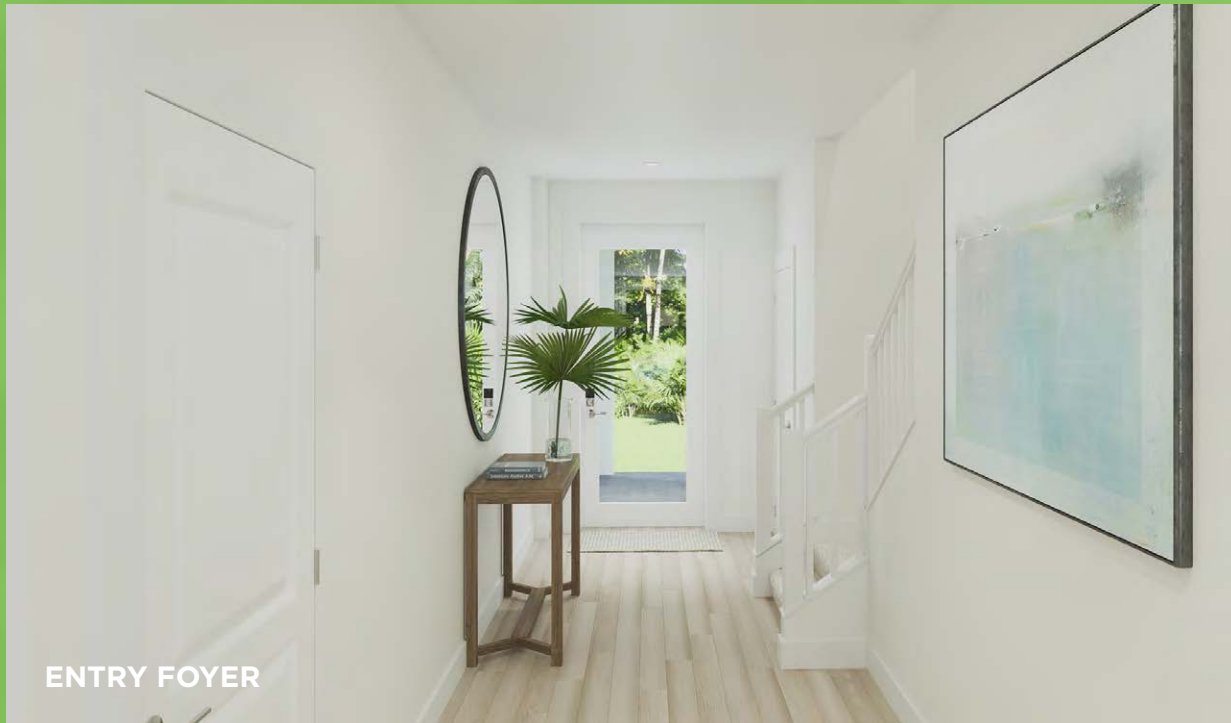


## THE BIRCH (B) RESIDENCE



ARTIST'S CONCEPTUAL RENDERING





ENTRY FOYER



DINING ROOM



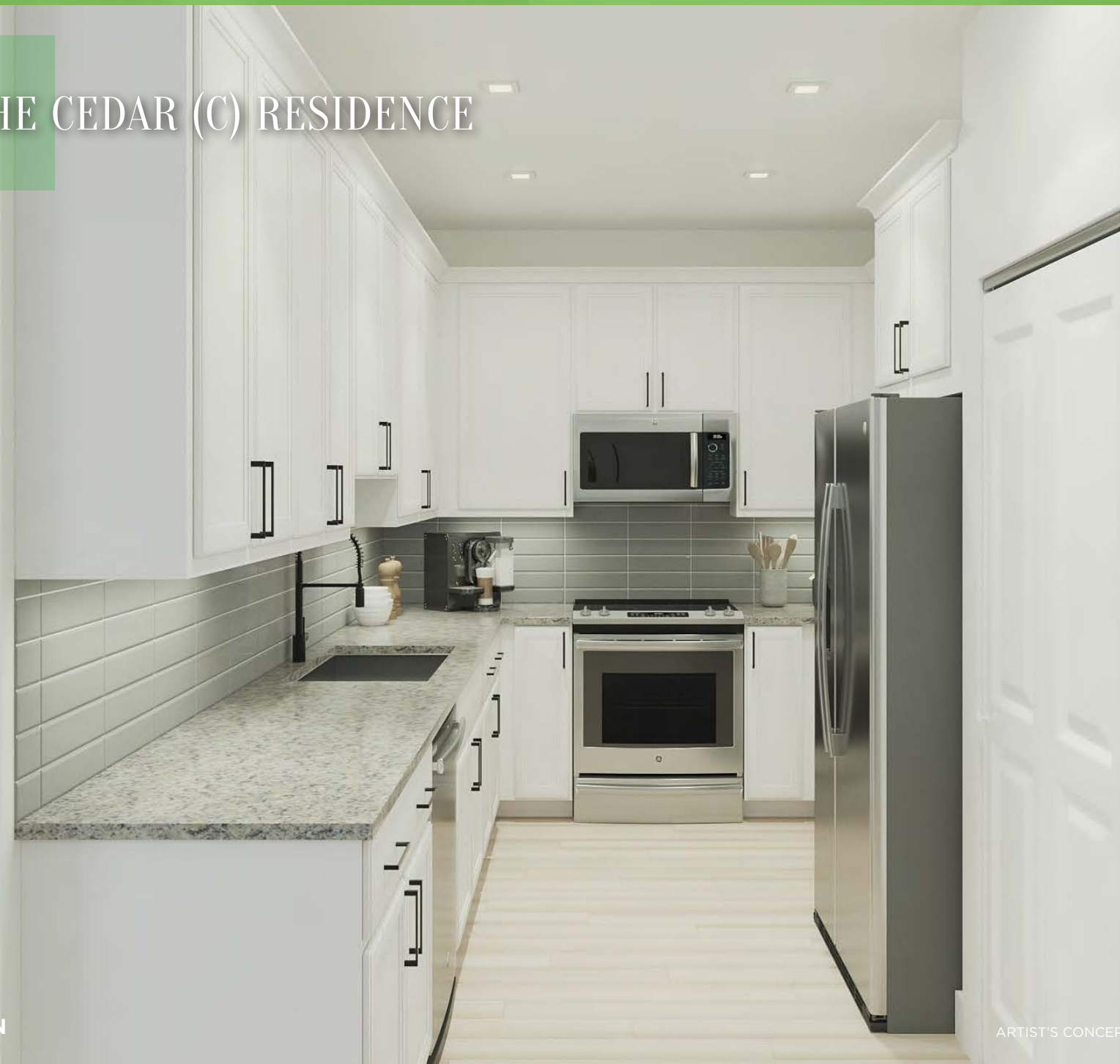
THE CEDAR (C) RESIDENCE

LIVING ROOM

ARTIST'S CONCEPTUAL RENDERINGS



# THE CEDAR (C) RESIDENCE



KITCHEN

ARTIST'S CONCEPTUAL RENDERINGS



COVERED, PAVED LANAI



LOFT



OWNER'S SUITE BATHROOM



OWNER'S SUITE BEDROOM



## THE DAPHNE (D) RESIDENCE



ARTIST'S CONCEPTUAL RENDERING



# WHERE DESIGNER UPGRADES COME STANDARD

## GRAND EXTERIORS

- Steel Reinforced Monolithic Concrete Foundation with Concrete Block
- Hurricane & Impact Resistant Windows and Sliding Glass Doors with Low E Glass
- Engineered Wood Roof Trusses
- Color Coordinated Flat Roof Tile
- Brick Pavers on Driveways, Entry Walkways, Covered Entries and Covered Patios
- 8’ Impact Resistant Entry Door
- Elegant Coach Lighting at Garages
- Outdoor Hose Bibs and Weather-Proof GFI Electrical Outlets (Patio, Garage, Entry)
- Raised Panel Garage Door with Remotes and Keypad
- 10-Year Structural Warranty
- Professionally Maintained Exteriors for Distinctive Curb Appeal
- 1 & 2 Car Garages
- Water Shut-Offs Per Each Residence
- Aluminum Gutters
- 100% Acrylic Exterior Paint

## LUXURIOUS INTERIORS

- 18” x 18” Ceramic Floor Tile in the Entries, Kitchens and Baths
- 9’ Ceilings
- Walk-In Closets in Owners’ Suites
- Wall-To-Wall Stain Resistant Carpeting
- Ceiling Fan Prewired in Great Rooms, Bedrooms and Patios
- Shaker-Style Interior Doors
- Coated Garage Floors for Protection Against Grease and Dirt
- HVAC with Programmable Thermostat
- Energy Saving LED Recessed Lighting
- Energy Efficient 50-Gallon Hot Water Heater
- Energy Saving Insulation in Ceilings
- Skip Trowel Textured Walls and Ceilings. Smooth Walls in Bathrooms Only
- 8’ Sliding Glass Doors
- Washer/Dryer Hookup
- Standard Manufacturers’ Warranties Provided for All Appliances, Air Conditioning Compressor and Air Handler Unit

## GOURMET KITCHEN FEATURES

- Wood Raised Cabinetry Featuring 42” Uppers
- Pantry Closet For Additional Storage
- Granite Countertops and 5” Backsplash
- Undermount Stainless Steel Single Bowl Sink with Moen Faucet
- Stainless Steel Appliances
  - 25 cu ft Side by Side Refrigerator
  - 30” Free-Standing Electric Range
  - Fast Drying 4 Cycle Dishwasher
  - 1.6 cu ft Over the Range Microwave Oven
  - Garbage Disposal

## DESIGNER BATHROOM FEATURES

- Wood Raised Cabinetry
- Granite Countertops and 4” Backsplash
- Under Counter Sinks in Full Bathrooms
- Moen Faucets in All Bathrooms
- Raised Height Vanities in All Bathrooms
- Walk-in Showers in Owner’s Suite Bathrooms
- Elongated and Comfort Height Toilets
- Designer Light Fixtures

## SMART HOME FEATURES

- Smart Entry Door Deadbolt
- WiFi Enabled Garage Door Opener
- Structured Wiring System, with Cat 5 Phone/Data and RG6 Cable Outlet and One Wireless Access Point Pre-Wire

\*Options, designs, materials, and dimensions are subject to change without notice and may not be available on all homes or may be unavailable due to an individual home's construction schedule. Plans, elevations, specifications, features, colors, designs, dimensions, and materials are all subject to availability, and subject to change or substituted at any time and without notice. SobelCo expressly reserves the right to make modification, revisions and changes as may be required for lot fit or by governmental bodies and law, or other reasons as set forth in the Purchase Agreement.



# THE ASTER

## (A)

1-STORY VILLA

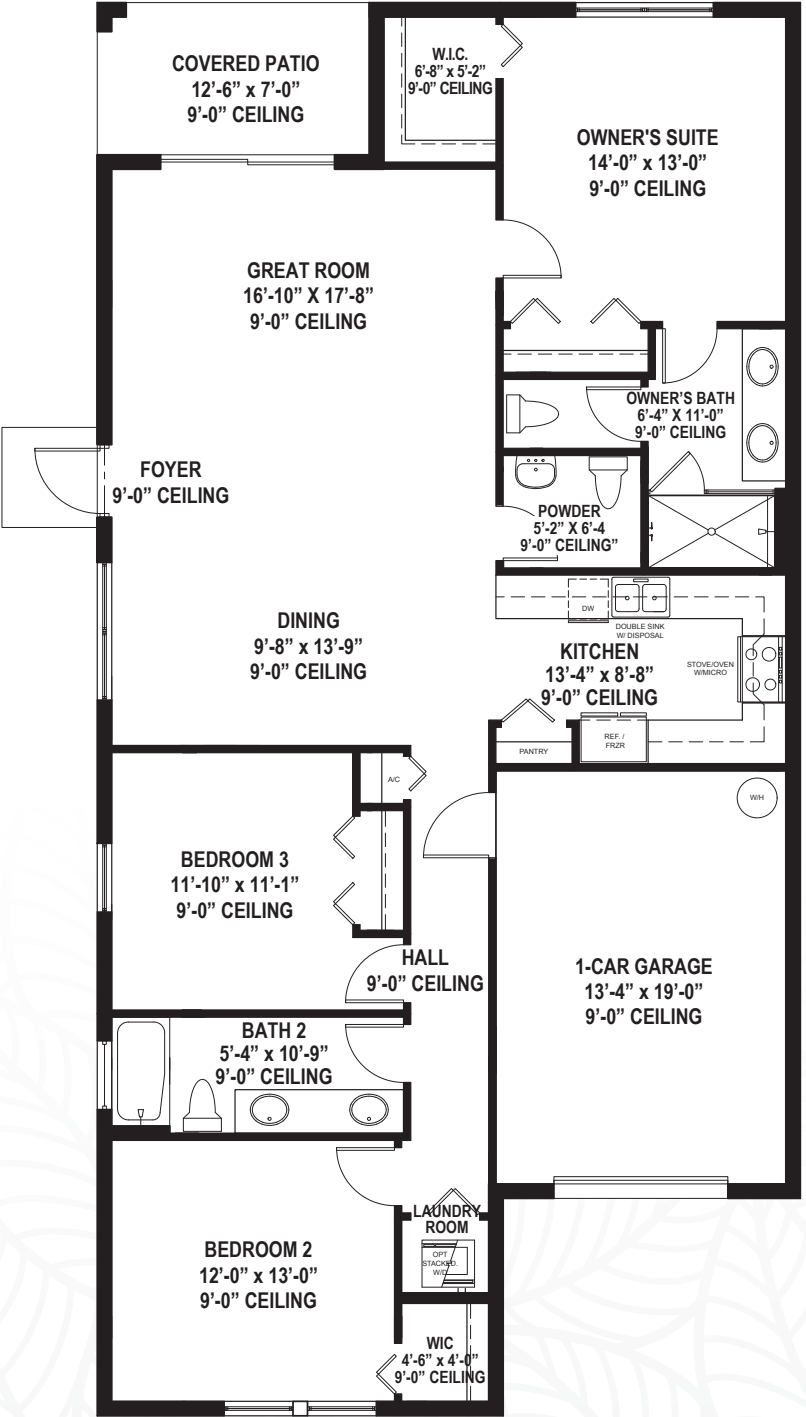
3 BEDROOMS

2.5 BATHROOMS

1-CAR GARAGE

1,590 INTERIOR SQ. FT.

1,946 TOTAL SQ. FT.



Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components and other common elements). Measurements and dimensions of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floorplans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

# THE BIRCH

## (B)

1-STORY VILLA

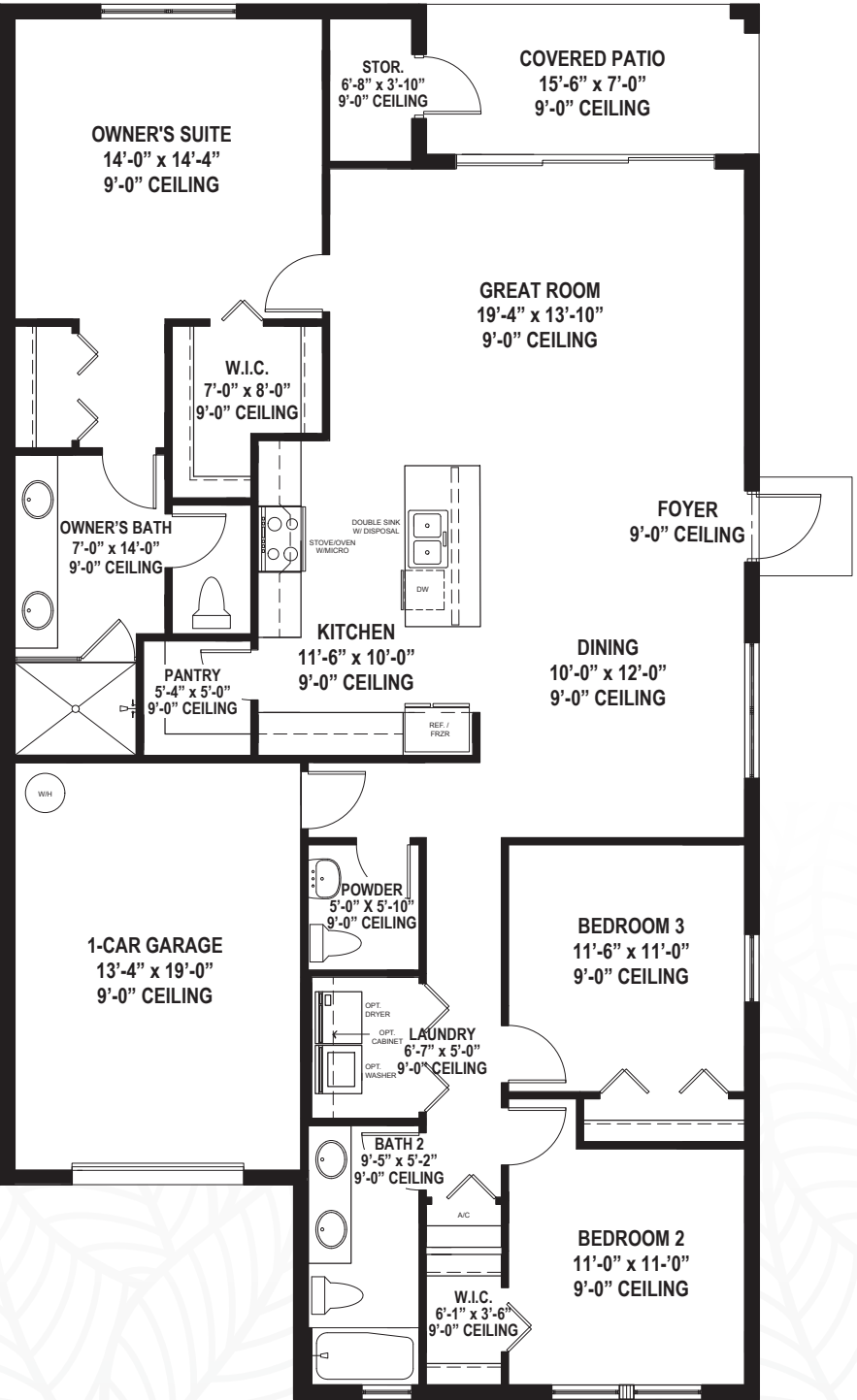
3 BEDROOMS

2.5 BATHROOMS

1-CAR GARAGE

1,735 INTERIOR SQ. FT.

2,142 TOTAL SQ. FT.



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# THE CEDAR (C)

2-STORY VILLA

3 BEDROOMS

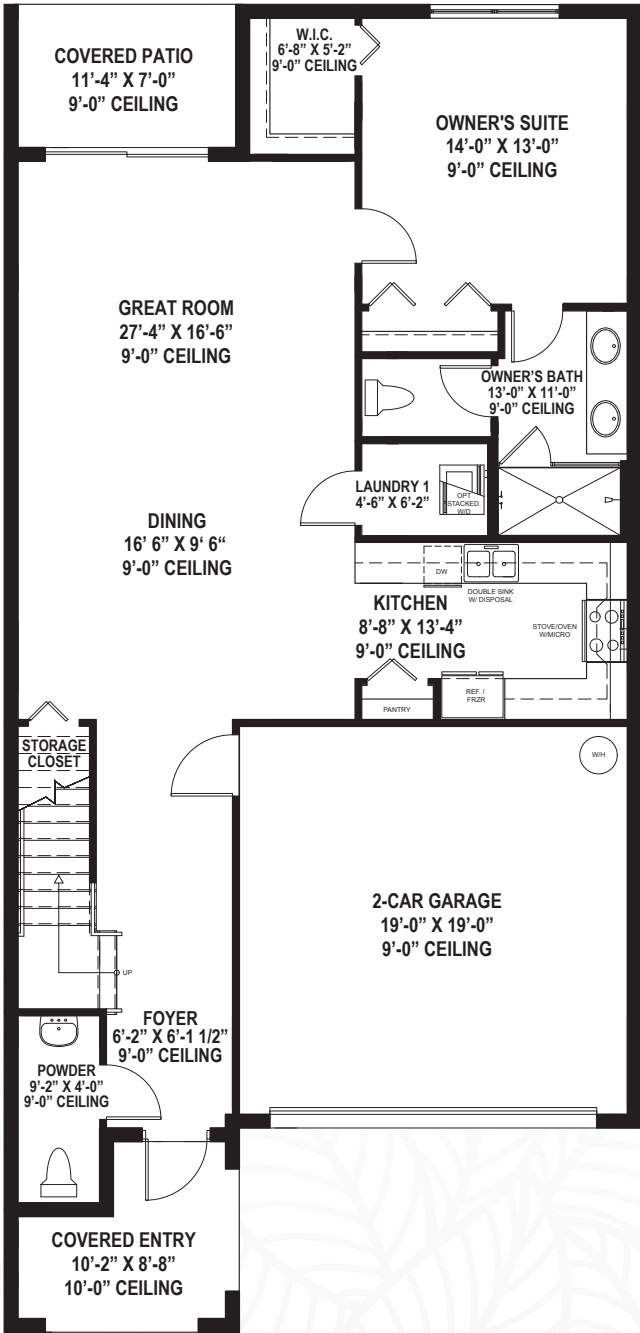
LOFT

2.5 BATHROOMS

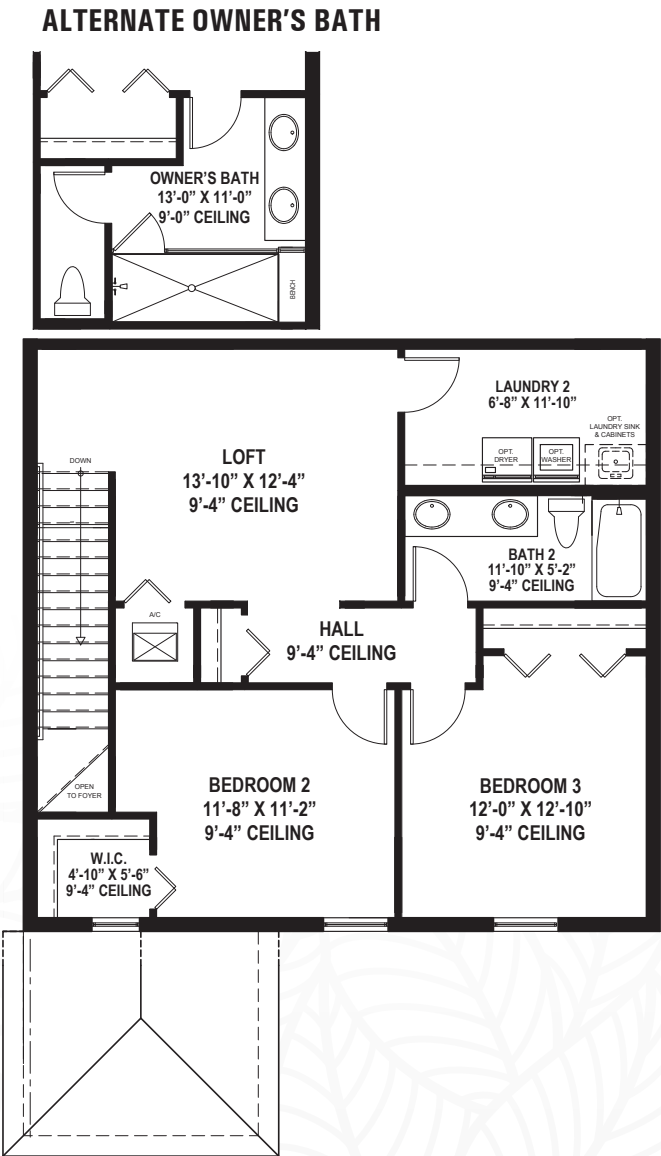
2-CAR GARAGE

2,081 INTERIOR SQ. FT.

2,626 TOTAL SQ. FT.



1ST FLOOR



2ND FLOOR

# THE DAPHNE (D)

2 STORY

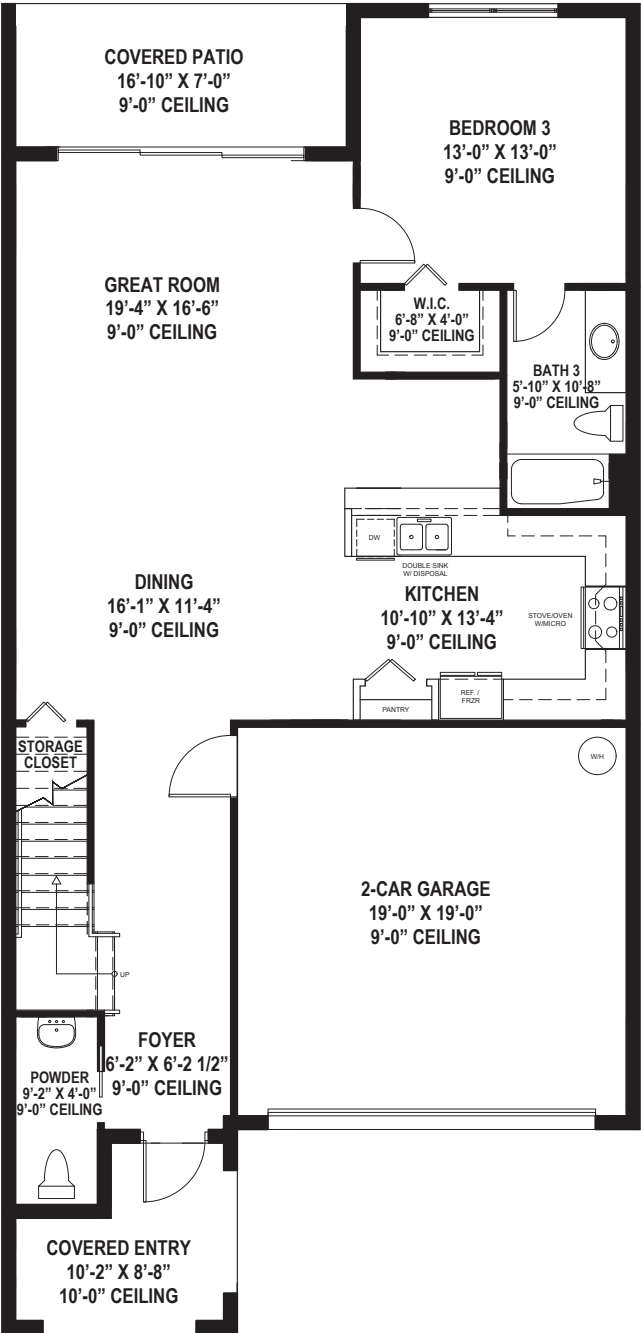
3 BEDROOMS

3.5 BATHROOMS

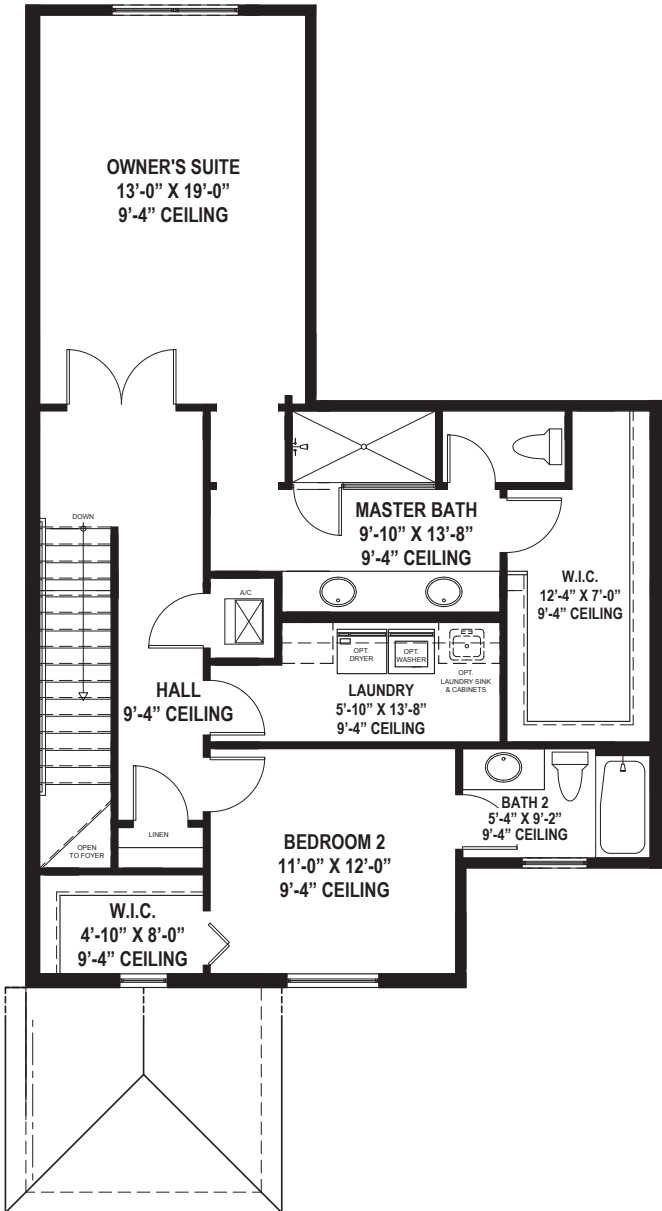
2 CAR GARAGE

2,231 INTERIOR SQ. FT.

2,814 TOTAL SQ. FT.



1ST FLOOR



2ND FLOOR

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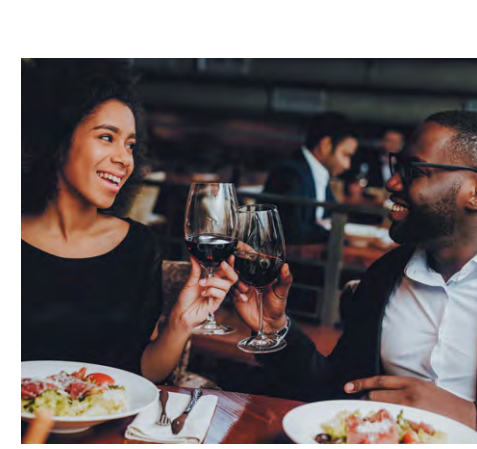




# THE SITE PLAN

**RESIDENCE TYPE:**  
**THE ASTER (A)**  
**THE BIRCH (B)**  
**THE CEDAR (C)**  
**THE DAPHNE (D)**

**■ FUTURE MODELS**  
**■ FUTURE SALES & DESIGN CENTER**



## LIVE CLOSE TO IT ALL

### AIRPORTS

- 1. Southwest Florida International Airport (5 Minutes)
- 2. Naples Airport (40 Minutes)

### HIGHWAYS

- 3. Daniels Parkway/SR 876 (1 Minute)
- 4. I-75 (5 Minutes)
- 5. US-41 / S. Tamiami Trail (20 Minutes)

### ATTRACTIONS & ENTERTAINMENT

- 6. JetBlue Park at Fenway South Stadium (5 Minutes)
- 7. Calusa Nature Center & Planetarium (12 Minutes)
- 8. Regal Belltower & ScreenX Movie Theater (12 Minutes)
- 9. DEFY Trampoline Park (14 Minutes)
- 10. Manatee Park (18 Minutes)

- 11. Downtown Fort Myers Historical River District (20 Minutes)
- 12. Lee County Sports Complex (20 Minutes)

### BEACHES & RECREATION

- 11. Legends Golf and Country Club (10 Minutes)
- 12. Six Mile Cypress Slough Preserve (10 Minutes)
- 13. Eastwood Public Golf Course (15 Minutes)
- 14. Fort Myers Beach (30 Minutes)
- 15. Sanibel Island (45 Minutes)
- 16. Estero Island (50 Minutes)
- 17. Captiva Island (60 Minutes)

### RESTAURANTS

- 18. Fine Folk Pizza (3 Minutes)
- 19. Artisan Gelato by Norman Love (3 Minutes)
- 20. Rock'n Sushi (5 Minutes)

- 21. The Saucy Meatball (5 Minutes)
- 22. Fort Myers Brewing Company (6 Minutes)
- 23. Boulevard Deli and Tavern (6 Minutes)
- 24. Artisan Eatery (7 Minutes)
- 25. Fancy Southern Café (7 Minutes)
- 26. Duncan Donuts (7 Minutes)
- 27. Mellow Mushroom (9 Minutes)
- 28. Dave & Busters (13 Minutes)

### SHOPPING

- 29. Publix Super Market at Sky Walk (5 Minutes)
- 30. Gulf Coast Town Center Mall (10 Minutes)
- 31. Whole Foods (10 Minutes)
- 32. Costco (10 minutes)
- 33. Walmart Supercenter (12 Minutes)

### MEDICAL

- 34. Gateway Dental (3 Minutes)
- 35. Best Friends Animal Hospital (5 Minutes)
- 36. Gulf Coast Medical Center (10 Minutes)
- 37. Lee Memorial Health (20 Minutes)
- 38. Health Park Medical Center (20 Minutes)
- 39. Golisano Children's Hospital of Southwest Florida (20 Minutes)

### CONVENIENCES

- 40. Smash Fitness (3 Minutes)
- 41. Fashion Fresh Dry Cleaners & Alterations (5 Minutes)
- 42. CVS Pharmacy (5 Minutes)
- 43. Home Depot (12 Minutes)
- 44. Lowes (15 Minutes)
- 45. United States Postal Service (20 Minutes)

SobelCo makes no guarantee as to the availability of homes. Homesites may have premiums. See a Parkway Preserve Sales Associate for further home buying details. Garage size may vary from home to home and may not accommodate all vehicles. The specific features, amenities, floorplans, elevations, square footage, and designs vary per plan and are subject to changes or substitution without notice. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion.





# COMMITTED TO EXCELLENCE FOR OVER 60 YEARS

Providing superior service has been the cornerstone of Sobel Co and its' affiliated companies, American Construction and American Realty Corporation, since 1958. For nearly six decades, Sobel Co has distinguished itself as an innovative leader in the development of commercial, residential and retail spaces nationwide.

A family owned and operated business, Sobel Co was founded by Sam Sobel in Detroit, Michigan in 1958. Just like its products, the company was built upon the principles of quality workmanship and top-notch service, all while upholding the highest possible standards of ethics and integrity. Sobel Co is driven to create products with optimal aesthetics, functionality and durability. That tradition of excellence continues in every Sobel Co community.



“We are proud of every home we build for you.”

*Samuel Sobel*  
Samuel Sobel  
CHAIRMAN

*Jeffrey Sobel*  
Jeffrey Sobel  
PRESIDENT



321 AT WATER'S EDGE • FORT LAUDERDALE BEACH

LUXURY CONDOMINIUM



VILLA MAR BONITA BEACH • BONITA SPRINGS

CARRIAGE HOMES



THE RESIDENCES AT BANYAN CAY RESORT & GOLF • WEST PALM BEACH

SINGLE FAMILY HOMES

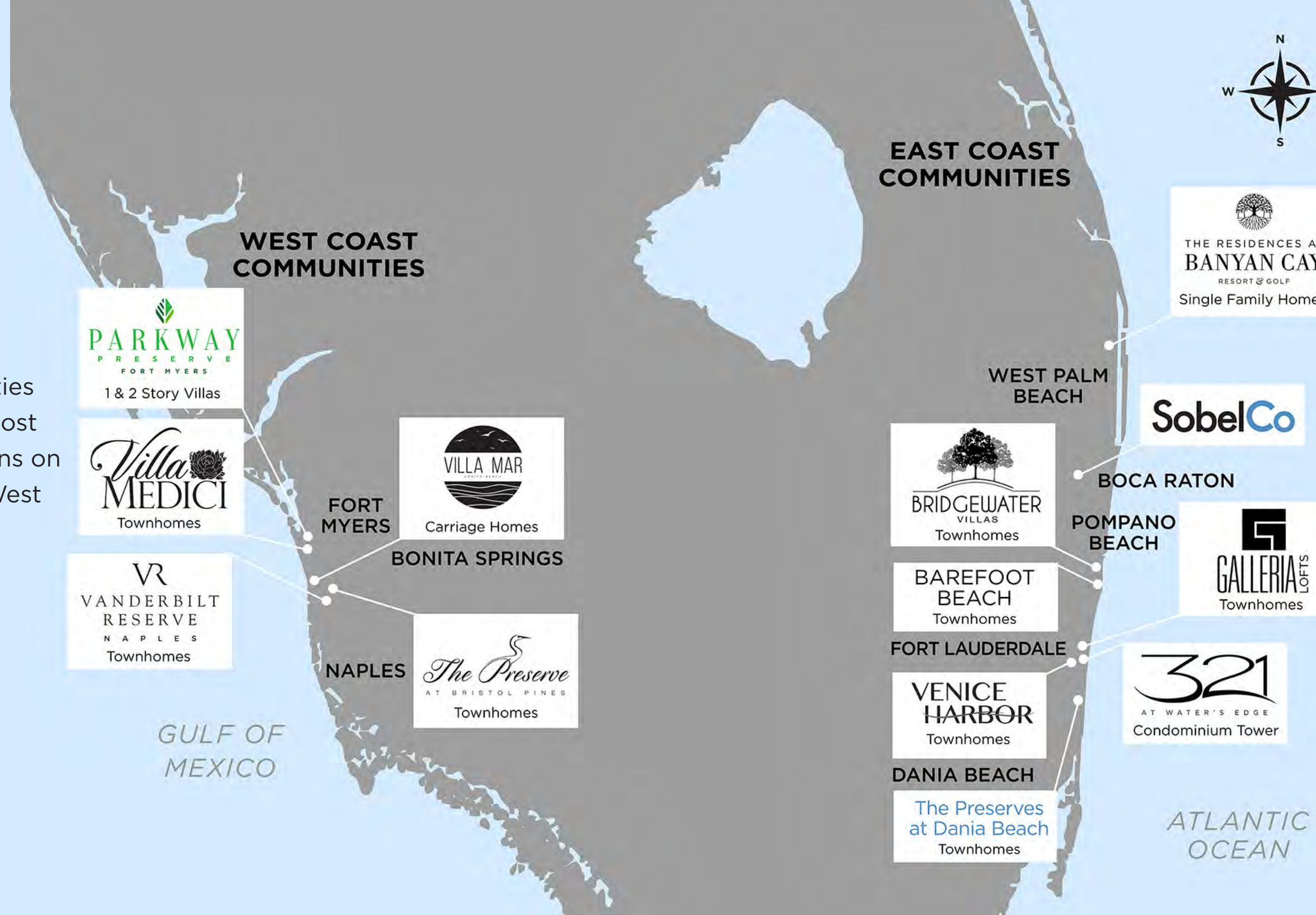


VANDERBILT RESERVE • NAPLES

TOWNHOMES



Sobel Co Communities are located in the most sought after locations on Florida's East and West Coast.



- BOCA RATON**  
**Sobel Co Corporate Office**
- WEST PALM BEACH**  
**The Residences at Banyan Cay**  
*Sold Out*
- POMPANO BEACH**  
**Bridgewater Villas**  
*Sold Out*  
**Barefoot Beach**  
*Sold Out*
- FORT LAUDERDALE**  
**321 at Water's Edge**  
*Sold Out*  
**Galleria Lofts**  
*Sold Out*  
**Venice Harbor**  
*Sold Out*
- DANIA BEACH**  
**The Preserves at Dania Beach**  
**COMING SOON**
- FORT MYERS**  
**Parkway Preserve**  
**NOW OPEN**  
**Villa Medici**  
*Sold Out*
- BONITA SPRINGS**  
**Villa Mar Bonita Beach**  
*Sold Out*
- NAPLES**  
**Vanderbilt Reserve**  
*Sold Out*  
**The Preserve at Bristol Pines**  
*Sold Out*





# PARKWAY

P R E S E R V E

F O R T M Y E R S



**SALES CENTER OPEN DAILY**

**13068 SERENITY LAKE DRIVE**  
**FORT MYERS, FL 33913**  
**239.695.7712**  
**PARKWAYPRESERVE.COM**

DEVELOPED BY

**SobelCo**



Prices may not include lot premiums, upgrades, and options. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials, and dimensions are subject to change without notice and may not be available on all homes or in a particular community or may be unavailable due to an individual home's construction schedule. Plans, elevations, specifications, features, colors, designs, dimensions, and materials are all subject to availability, and subject to change or substitution at any time and without notice. SobelCo expressly reserves the right to make modification, revisions and changes as may be required for lot fit or by governmental bodies and law, or other reasons as set forth in the Purchase Agreement. Floorplans, interiors, and illustrations of elevations are artist's depictions only or model renderings and are not intended to show specific detailing. The drawings should not be relied upon, express or implied, for the final detail, feature, or dimensions of any home. All measurements, including, but not limited to, room dimensions, balconies, porches and ceiling and wall heights are approximate and may vary from those shown as a result of, among other things, (i) the elevation and home-site selected, and/ or (ii) construction materials, construction practices, field conditions and flooring thickness. Square footage and dimensions are estimated and may vary in actual construction. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. The fixture shapes shown are graphical in nature and are not necessarily indicative of a particular style or model. Community improvements and recreational features and amenities described are based upon current development plans which are subject to change, and which are under no obligation to be completed. Actual position of house on lot will be determined by the site plan and plot plan. Please consult your sales representative and refer to the Purchase Agreement in order to determine which features, specifications and elevations are included in any home you may purchase. Stock photography includes stock images and is used to depict the spirit of lifestyle and not for specific references.