

## Ronto reports strong reservation activity at new Eleven Eleven Central



The Ronto Group reported strong reservation activity at its Eleven Eleven Central development, a new walkable/bikeable community to be built by the developer on Central Avenue between 10th Street and Goodlette-Frank Road in downtown Naples. Homebuyers have been captivated by Eleven Eleven Central's location, walkability, price point, maintenance-free lifestyle, and a comprehensive array of amenities.

Five light-filled two-bedroom, two-bedroom plus den, and three-bedroom open-concept floor plans ranging from 1,407 to 2,297 square feet of total living space, including covered outdoor balconies, are pre-construction priced starting in the mid-\$500s. Phase I will include a four-story over parking building with 62 residences. Ronto is continuing to accept Phase I reservations.

Eleven Eleven Central will serve as a master-planned oasis in the heart of Naples and provide the convenience of downtown living and the amenities that luxury homebuyers prefer. Scheduled for completion in Phase I, the community's 60,000-square-foot courtyard amenity deck will feature a 3,200-square-foot resort-style pool with a beach entry and two 90-foot lap lanes, chaise lounges and poolside tables, two spas, outdoor showers, poolside cabanas, numerous grills, a cabana bar and grilling area with large screen televisions, multiple fire pits with built-in seating areas, a hammock lawn, a life-sized outdoor chess set, a yoga stretching area, and two bocce ball courts.

The outdoor amenities will be expanded during Phase II to include a 20,400-square-foot Courtyard Park that will provide a landscaped private retreat complete with park benches, a putting green, a yoga lawn, and fenced dog runs.

Inside, Eleven Eleven Central will offer a 3,500-square-foot club room that will provide an ideal setting for residents and their guests to socialize while taking advantage of the amenity deck and pool. The club room will include a bar, billiards tables, card tables, large screen televisions, and a catering kitchen adjacent to an outdoor grill and fire pit. A fitness center, also measuring nearly 3,500 square feet, will include a stretching and functional movement area, exercise equipment, massage rooms, and rest rooms.

Eleven Eleven Central will also provide an arcade game room and six community guest suites reserved for visitors. Resident storage areas and bike storage areas will also be included.

Base priced at \$540,000, the Atlantic floor plan features 1,407 total square feet of living space, including 1,265 square feet under air. The two-bedroom, two-bath residence includes an island kitchen, dining area, and a great room that opens to a covered balcony measuring 142 square feet. Two walk-in closets are featured in the owner's suite. The plan also includes a separate laundry room.

The two-bedroom, two-bath Avalon plan provides 1,736 total square feet of living space with 1,476 square feet under air. An L-shaped 260-square-foot balcony offers conversation and dining areas. The great room and owner's bedroom open to the balcony. Two walk-in closets are included in the owner's suite. The plan also includes a beautifully designed kitchen, dining area, and a separate laundry room. The Avalon plan is base priced at \$615,000.

With 1,741 total square feet of living space and 1,561 square feet under air, the Belair floor plan features a large great room that opens to a covered balcony, a dining area, and an island kitchen. Base priced at \$665,000, the plan also includes two bedrooms, two baths, a den, and a separate laundry room. Two walk-in closets are featured in the owner's suite.

The two-bedroom plus den, two-and-a-half bath Collins floor plan includes 1,947 total square feet of living space with 1,757 square feet under air. The living area opens to a covered balcony and includes a great room, dining area and island kitchen. The owner's suite features two walk-in closets, a bath with his and her vanities, and a bedroom with a sitting area. Base priced at \$765,000, the Collins plan also includes a separate laundry room.

The Duval floor plan is the largest of the Eleven Eleven Central Phase I plans. Base priced at \$990,000, the three-bedroom, three-and-a-half bath plan features 2,297 total square feet of living space with 2,045 square feet under air. Each guest bedroom includes private baths and one of the guest bedrooms opens to the covered balcony. A wide gallery hallway and two walk-in closets are included in the owner's suite. The living area features a great room, dining area, and an island kitchen wrapped by perimeter cabinetry and counter surfaces. The great room and dining area open to the covered balcony. A large separate laundry room is also included.

The residences at Eleven Eleven Central reflect Ronto's ability to combine space, style, and imagination to create a living environment that is comfortable while making a statement. Every floor plan includes an outdoor balcony with views of the amenity courtyard or the surrounding neighborhood. Each

residence will feature the luxurious standard finishes that are Ronto's hallmark or optional finishes that will allow each resident to finish their home to suit their individual preferences.

Standard finishes in the large, open-concept living areas include 10-foot ceilings, smooth walls with finish paint and 8-inch clean-lined baseboards, polished chrome lever style door hardware, porcelain tile flooring, 8-foot two-panel solid core interior doors, 8-foot sliding glass doors and exterior doors, and Whirlpool front load electric washers and dryers.

Standard features in the open kitchen designs showcase large working islands, stainless steel undermount sinks, granite or quartz counter tops with a four-inch backsplash, North American Cabinets, and a Whirlpool stainless steel appliance package, including a slide-in range with a convection oven and a French door counter depth refrigerator.

Standard features in the owner's bath include undermount sinks, a 60-by-32-inch tub, framed glass shower doors, 36-inch height vanities, comfort height elongated toilets, and chrome fixtures.

With Fifth Avenue South just five blocks away, Eleven Eleven Central residents will enjoy immediate access to all of downtown Naples' shopping, dining, and entertainment attractions, as well as the beach that is just three-quarters of a mile from the community via the sidewalks and bike lanes on Central Avenue. A community beach shuttle is planned.

Eleven Eleven Central's location also provides ready access to Baker Park and the Gordon River Pedestrian Bridge and Boardwalk being developed by the City of Naples on the east side of Goodlette-Frank Road to connect Central Avenue and downtown Naples to the Gordon River Greenway along a pedestrian and bicycle friendly route.