

Talis Park Reports YTD Sales, New Model Residences



Kitson & Partners' reported that 35 closed home site sales and 49 new construction contracts worth a total of more than \$61.4 million were processed at Talis Park in North Naples during the first nine months of 2016.

One hundred twenty-two homes are under construction throughout the community. And strong visitor traffic continues to reflect the community's appeal within the luxury homebuyer market.

Talis Park's success is the result of its compelling lifestyle and a ready supply of completed and soon-to-be-completed furnished models. The first completed furnished Coach Homes at Corsica model is available for purchase with a leaseback. FrontDoor Communities' second-floor Sienna coach home model offers 3,382 square feet under air and 527 square feet of covered lanai space. Priced from the \$800,000's, the Sienna floor plan features a ground-level foyer with a 20-foot clear-story ceiling, staircase and a private elevator. The plan includes a study or loft, a great room, dining area and wet bar, an island kitchen, three bedrooms, and 3½ baths.

Three unfurnished coach homes will be available for purchase and occupancy this month. Four additional residences are under construction and scheduled for completion in December. An additional coach home building will be completed by midseason 2017. The Coach Homes at Corsica floor plans can be customized to suit individual buyer preferences. The coach homes are within minutes of the tennis, bocce ball and lap pool venues at Talis Park's Sports Complex and a short bike or golf cart ride from the

Vyne House clubhouse that received CBIA's 2016 Sand Dollar awards for best Clubhouse Exterior and Best Clubhouse Interior Design as well as First Place and Best of Show honors in the New Construction/Private Club category in Golf Inc.'s 2016 Clubhouse of the Year competition.

The Corsica neighborhood also offers 24 single-family home sites with single-family residences built by Sunwest Homes, Harbourside Custom Homes, Stellar Living Homes and Fox Custom Builders. Eight home sites and two furnished models are available for purchase. Priced at \$2.6 million with furnishings, Sunwest's two-story Grand Santa Barbara model offers 3,950 square feet with a great room and three first-floor bedrooms. An island kitchen and dining area open to a covered outdoor living area with a bar, summer kitchen, pool and spa. Upstairs, the plan offers a bonus room with a full bath, a covered outdoor terrace, and a sundeck.

Harbourside's Villa Adriana II model in Corsica is priced at \$2.43 million fully furnished. The two-story 3,672-square-foot residence includes a great room, an island kitchen and dining area that open to the outdoors, the master suite, two guest bedrooms and a study downstairs. Upstairs offers a fourth bedroom and a bonus room that opens to a covered balcony. The outdoor living area features a summer kitchen, a fireplace, and a pool and spa with a screened colonnade.

Talis Park's luxury residences offering the convenience of a maintenance-free lifestyle include the Residences at Vyne House, an enclave of penthouse-style condominiums immediately adjacent to Vyne House. A choice of 11 floor plans ranging from 2,563 to 5,648 square feet is priced from \$1.35 million to \$3.58 million. Purchase contracts are assignable and buyers entering into purchase agreements receive a one-year nonresident golf membership as well as a full golf membership at closing. A variety of other incentives is available.

Talis Park's available estate residences include the Prato neighborhood's estate homes situated on 125-by-175-foot sites. McGarvey Custom Homes' completed two-story furnished Astaire estate model encompasses 11,110 square feet with 6,820 square feet under air. The plan includes a living room, formal dining room, a grand room that includes a wet bar, an island kitchen and breakfast area, a study, four bedrooms, including a master suite that features a private garden with an outdoor shower, a second floor VIP suite, flex room, wet bar, and covered terrace, an outdoor living area with a summer kitchen, fireplace, pool and spa and two two-car garages. The Astaire is priced at \$4.7 million.

Gulfshore Homes' furnished Dorado model offers 8,862 total square feet with 6,336 square feet under air. The floor plan includes an entry foyer and parlor, and a great room that opens to a covered terrace and spacious outdoor living area that will include a conversation and dining area, a summer kitchen with an island bar, and a pool and spa. The great room flows into a large dining area and a double-island kitchen. The open concept plan includes a study, four bedrooms, and a four-car garage. The Dorado is offered at \$4.85 million and is expected to be completed in late October or early November.

Stellar Living's two-story 6,272 square feet under air Cipriani estate is priced at \$4.7 million fully furnished and scheduled for completion in November. A grand foyer and formal living room offer a view of a pool and spa overlooking golf course views. A formal dining room is served by a butler's pantry. The open living room and dining room flow into a gourmet kitchen, dinette, and a family room that opens to a lanai with an outdoor kitchen and fireplace. A study overlooks a landscaped area. The owner's suite has a sitting area overlooking the pool and spa as well as a master bath with a walk-in shower. A second

guest suite, a junior master suite, a spacious loft, gaming area and covered terrace are on the second floor.

The Grand Santa Barbara two-story estate home by Sunwest includes 9,200 square feet with 5,900 square feet under air. The plan includes a great room, wet bar, island kitchen, and dining area that open to an immense outdoor living area with a large sitting area, summer kitchen and dining space, a pool bath, and a custom pool and spa. A master suite and two guest suites are on the first floor. The entire second floor is devoted to a second master suite, a covered terrace and a sun deck. Scheduled for completion in December, the Grand Santa Barbara is priced at \$4.4 million furnished.

Furnished models are under construction in Talis Park's Fairgrove neighborhood. The 5,847-square-foot two-story Villa Ferrari is priced at \$4.19 million and scheduled for completion this month. The four-bedroom, 5½ bath great-room plan includes a double island kitchen, a formal dining room, a wet bar and a second floor game room and lounge that opens to a covered terrace overlooking a massive outdoor living area and Fairgrove's spectacular park-like views.

Iron Star Luxury Homes' 5,810-square-foot Villa Lago in Fairgrove is priced at \$3.29 million fully furnished and scheduled for completion in October. The Villa Lago will include a great room and double-island kitchen, a formal dining room, dry bar, study, four bedrooms, 4½ baths and an outdoor covered veranda next to a custom pool and spa. The veranda will include a fireplace, summer kitchen and sitting and dining areas.

The Park Homes in Talis Park's Brightling neighborhood offer golf course, water and preserve views. Harbourside Custom Homes' unfurnished Messina residence is completed and available for purchase. Priced at \$1.45 million, the 2,672-square-foot Messina great-room floor plan offers three bedrooms, 3½ baths, a study, island kitchen, dining room and an outdoor living area.

Talis Park is in North Naples on Livingston Road just north of Immokalee Road.