

Proximity to downtown; resort lifestyle drawing buyers to Eleven Eleven Central



Completion of Eleven Eleven Central Phase I is on schedule for the first quarter of 2020. (Photo: Submitted)

Forty-something professionals, empty nesters, and retirees have all been captivated by the award-winning Ronto Group's Eleven Eleven Central community's location, resort-style amenities, and spacious Phase I floor plans. The Phase I building is now 65 percent sold and on schedule for completion in first quarter 2020. Ronto is offering a Phase I Summer Savings incentive for a limited time that includes payment of association dues for one year. Situated on Central Avenue between 10th Street and Goodlette-Frank Road in downtown Naples, Eleven Eleven Central is walkable/bikeable, resort-style oasis that will provide residents with immediate access to 5th Avenue South, the beach, the burgeoning Design District that has emerged in the 10th Street corridor between 5th Avenue South and 4th Avenue North, and to Baker Park.

Ronto's Phase I offering at Eleven Eleven Central features five 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. Two of the floor plans, the 1,407 square foot Atlantic and the 1,736 square foot Avalon that were originally priced from the mid-\$500's, are sold out. Pricing on the remaining unsold residences starts at \$725,000. Three Phase I furnished models are available for purchase with a developer leaseback. Two of the available models feature Ronto's Collins floor

plan. The third showcases the Duval plan. The leasebacks are valued from \$42,039 to \$53,917 per year. A fourth model, a Belair residence, has sold. All four of the Phase I models will remain open for viewing upon completion of construction.

With Fifth Avenue South just five blocks away, Eleven Eleven Central residents will enjoy a connection to downtown Naples' attractions and to the Design District. Naples' beach is three-quarters of a mile from the community via the sidewalks and bike lanes on Central Avenue or a short ride on the planned community beach shuttle. Plans are also in development to provide evening shuttle service to 5th Avenue South and Third Street.

A 5,108 square-foot of street level commercial space at Eleven Eleven Central will be integrated with the Design District. The Design District features new eateries, bakeries, galleries, and specialty shops. Whether enjoying a cup of coffee or a bite to eat within the commercial areas at Eleven Eleven Central, stepping across the street to The Bowl for a healthy Acai or Pitaya bowl or smoothie, taking a short walk to the Timeless eatery or the adjoining La Colmar Bakery & Bistro, or savoring an authentic New York bagel at Brooklyn Dough With A Hole at nearby Trinity Plaza, residents at Eleven Eleven Central will enjoy new and previously established neighborhood gathering places. Other nearby establishments include the Riptide Brewing Company, The Wine Store, Café Nutrients, European Bakery and Café, and Siam Thai and Sushi.

Eleven Eleven Central's location also provides ready access to Baker Park and the Gordon River Pedestrian Bridge and Boardwalk on the east side of Goodlette-Frank Road that connects Central Avenue and downtown Naples to the Gordon River Greenway along a pedestrian and bicycle friendly route. Phase I of Baker Park's construction has been completed and the park opened to the public earlier this year. The first phase of construction includes the southern and eastern portions of the park that connect Central Avenue to the Blair Foundation Bridge and the Gordon River Greenway. Visitors can also enjoy the Sunrise Terrace, the Peninsula, a kayak launch, outdoor fitness equipment, and three picnic shelters. The remainder of the park is on schedule to open to in October.

With its coveted location, resort-style amenities, and exceptional price point, Eleven Eleven Central will serve as an access-controlled master planned oasis in the heart of Naples. The project's approximately 60,000 square foot courtyard amenity deck is scheduled for completion in Phase I. No other downtown development offers anything like it. The amenity deck will feature a 3,200 square feet resort-style pool with a beach entry and two 90-foot lap lanes, chaise lounges and poolside tables, two spas, outdoor showers, poolside cabanas, grills, a cabana bar and grilling area with large screen televisions, three 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. With a landscape design created by Architectural Land Design landscape architect Christian Andrea, ASLA, PLA, the amenity courtyard will showcase an internal park-like setting that is unprecedented in Southwest Florida.

The outdoor amenities will be expanded during Phase II to include a 20,400-square foot lushly landscaped Courtyard Park set ten-feet below the amenity pool deck at actual ground level. The park, accessed by a grand staircase, will include benches, a putting green, a yoga lawn and fenced dog runs for large and small dogs. The Courtyard Park's sunken orientation will provide residents with tree-top views rarely found in urban downtown settings.

Eleven Eleven Central's residents will also enjoy a nearly 4,000-square foot clubroom. The clubroom will provide an ideal setting for residents and their guests to socialize while still taking advantage of an outdoor amenity deck and pool. The clubroom will include a bar, billiards tables, card tables, large screen televisions, and a catering kitchen adjacent to an outdoor grill and fire pit. For residents committed to a healthy lifestyle, a fitness center also measuring nearly 4,000-square feet will include a stretching and functional movement area, a comprehensive array of state-of-the-art exercise equipment, massage rooms, and rest rooms. Unlike many residential settings that have limited accommodations for visitors, Eleven Eleven Central will provide six community guest suites that can be reserved for visiting friends and family members. Resident storage areas and bike storage areas will also be included. The property will be managed by a professional staff. Common area maintenance will be provided.

One of the many highlights of Eleven Eleven Central's amenity offering will be a dedicated arcade/game room located on the second floor of the commercial building. The arcade will not only appeal to children and grandchildren, but also serve as a spacious location for adult gatherings, including viewing televised sports or special events, watching movies, Super Bowl parties, playing pool, foosball, air hockey, or ping pong, or enjoying a beverage at the room's large bar. Other attractions include old-style stand-up arcade games, gaming chairs, card tables, and X-Box and Play Station devices. The space can accommodate gatherings of up to 40 people.

Each Eleven Eleven Central residence will feature luxurious standard finishes or optional finishes that will allow residents to finish their homes to suit their individual preferences. Standard finishes in the large, open-concept living areas include 10-foot ceilings, lightly textured finish paint and 5¼-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 countertops with a four-inch backsplash, cabinetry, 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 under-mount sinks, a 60 by 32-inch tub, framed glass shower doors, 36-inch height vanities, comfort height elongated toilets, and chrome fixtures.