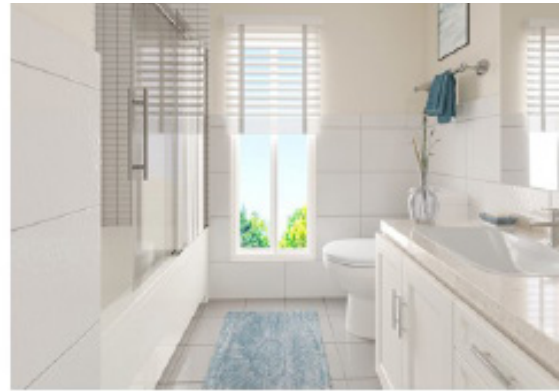



TOWLES GARDEN
A RESIDENTIAL COMMUNITY

Attainable Townhome style condominiums that offer economic diversity in the heart of Fort Myers



(239) 332-0744 or (877) 535-2528 | TGFORTMYERS.COM

TOWLES GARDEN LLC | SALES OFFICE: 2235 FIRST STREET, FORT MYERS, FLORIDA 33901

RESIDENCE AMENITIES & FLOORPLANS

HOMES

- 141 HOME OWNERSHIP OPTIONS

- 1, 2, & 3 BEDROOM OPTIONS

- STAINLESS STEEL APPLIANCES

- PREMIUM INTERIORS

- QUARTZ COUNTERTOPS

- ENERGY EFFICIENT CENTRAL A/C & HEAT

- QUICK RECOVERY WATER HEATERS

- DIGITAL THERMOSTATS

PROPERTY

- LUSH LANDSCAPED GARDENS

- OUTDOOR PICNIC & BARBEQUE AREAS

- NIGHTTIME ILLUMINATION

- ALLOCATED PARKING

- PROPERTY MANAGEMENT

- HURRICANE RATED BUILDING

- IMPACT RATED DOORS & WINDOWS

- SECURE BUILDING

COMMUNITY

- PEDESTRIAN-FRIENDLY SIDEWALKS

- EASY ACCESS TO SHOPS, SERVICES, SCHOOLS & ENTERTAINMENT

- FAST GROWING METRO AREA

- SOUND INVESTMENT

- FINANCING ASSISTANCE

- FABULOUS COMMUNITY LIFESTYLE

- LOCAL ACCESSIBLE SOCIAL SPACES

- PET-FRIENDLY

TOWLES GARDEN ONE BEDROOM FLAT (28 Units)



FIRST FLOOR OR SECOND FLOOR

UNIT NAME

LEGACY

UNIT TYPE

1 BED 1 BATH

UNIT SIZE

714 SQ. FT.

PRICE RANGE

\$190,000 - \$230,000

CONDO FEE

\$230

ARCHITECTURALLY INNOVATIVE URBAN DESIGNS

TWO BEDROOM TOWNHOME STYLE WITH LOFT (100 Units)



UNIT NAME

IMPERIAL

UNIT TYPE

2 BED 2 BATH

UNIT SIZE

1100 SQ. FT.

PRICE RANGE

\$235,000 - \$318,500

CONDO FEE

\$280

THREE BEDROOM VILLA (13 Units)



UNIT NAME

HISTORIC

UNIT TYPE

3 BED 2 BATH

UNIT SIZE

1320 SQ. FT.

PRICE RANGE

\$260,000 - \$343,200

CONDO FEE

\$310

HOME OWNERSHIP OPPORTUNITY



TOWLES GARDEN is an attractive new pocket community that will provide affordable and high-quality homeownership opportunities for local workforce and families.

The need for, and shortage of, attainable housing in Lee County adversely impacts retirees, young families, and critical workers, including first responders, teachers, and nurses. The City of Fort Myers' vision for Towles Garden is to illustrate the opportunities for creating a socially and economically diverse community that is responsive to the further development of this and surrounding communities, creating a seamless and safe expanded neighborhood within the City of Fort Myers.



This new development, on 7.5 Acres will set the tone for a new era of in-town housing diversity and greater consumer choice with a variety of 141 attainable residential housing units, ranging in size from 714 – 1,320 square feet homes and villas with desirable neighborhood amenities, in the heart of booming Southwest Florida.

Towles Garden features architecturally innovative homes for purchase at more affordable rates, as determined by the Area Median Income (AMI). Amenities include sidewalks for strolling, a centralized park and playground, and convenient proximity to local schools, transportation, and shops.

Down payment assistance, incentives and support will be available for many.

VISIT TGFORTMYERS.COM

LEGEND

BUILDING STYLE : 3- PLEX VILLA
UNIT NAME : HISTORIC
UNIT TYPE : 2 STORY/ 3 BEDROOM/ 2 BATH

BUILDING STYLE : 6- PLEX & 9- PLEX TOWNHOME LOFT
UNIT NAME : IMPERIAL
UNIT TYPE : 2 STORY/ 2 BEDROOM/ 2 BATH

BUILDING STYLE : 28 - PLEX FLATS
UNIT NAME : LEGACY
UNIT TYPE : GROUND FLOOR OR 2ND FLOOR
 1- BEDROOM / 1 BATH



FORT MYERS,
FLORIDA

SAMPLE

FJ Services
Sales & Marketing Inc.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.