

Hill Tide

Continued from Page 1D

"The view is spectacular," said Bill Price, a partner of Seagate Development Group. "You have 180 degree view of the Gulf."

The three story house will be one of only 19 homes to be constructed in the new Hill Tide Estates community. The Captiva Model spans 4,865 square feet under air and a total of 11,173 square feet. It has four bedrooms, a bonus room, study, four and a half bathrooms and a two car garage. The furnished model is priced at \$5.995 million.

"We tried to give it a coastal cottage feel," said Rich Guzman, residential designer. "It is a modern take on a coastal cottage."

The unique floor plan puts the main living area on the second story. The elevated lanai, pool and spa is up there too. White nickelboard ceilings soar above the light oak floors. The kitchen has a very wide island and a Wolf stove. There is a butler's pantry with another sink, refrigerator, cabinets, counters and a washer and dryer. The kitchen leads to a six seater sitting area by a wall of glass sliders.

Glass doors also lead from the living room to the lanai. The second story outdoor space has a pool and spa with waterfall. Under roof outdoors there is a kitchen with a Wolf grill, a table for eight, a large sitting area, a wicker couch, and LED fireplace.

The master suite also leads to the outdoor area. A king sized, four poster bed faces the sliders and has views of the beach and Gulf. There is a morning bar with a wine refrigerator that then leads to the master bathroom.

The den has French doors that lead to a front terrace. A peaked white nickelboard ceiling matches the style in the great room.

A staircase leads to a large loft area. A large couch, cushy chairs and a table along with the flat screen television and bar area make this feel like another family room.

Sliders from this room lead to the balcony that has a sun deck area, a fire pit section, and even higher panoramic views of the beach and Gulf.

Three bedroom suites also span the top floor of the Captiva model. Two of the guest rooms have sliders that lead to the



A fire pit area on the second story lanai offers a sitting area with a view of the beach and Gulf. PHOTOS BY ANDREA STETSON/SPECIAL TO THE NEWS-PRESS

balcony. All three have king sized beds.

Due to coastal zone regulations the lower level of the home is unfinished and unfurnished. The humongous space spans the footprint of the house and can be used as multiple garages, storage, a playroom, rec room and more.

"It can be used for cars and storage," Guzman explained. "It is our basement. To me it is making lemonade out of lemons. You are elevating the house so why not make storage, and that is the perfect space for storage."

Price said the best part of the home is the location.

"You are walking distance to the state park," he said. "With the state park here you are never going to have anybody impede your view. You can bike ride or take a golf cart into town. It is an ideal location."

It's more than the location on the island, it is the island, Price stressed.

"On Boca Grande, my blood pressure goes down 20 points when I cross that causeway," he described. "There are no

traffic lights, no real congestion. It is almost a throwback place. You feel secure. You let your kids go and play. You can't do that in many areas."

During a recent open house about 300 visitors came to explore the new model.

The view is just amazing, spectacular," said Janice Teekell. "I love the kitchen and the openness."

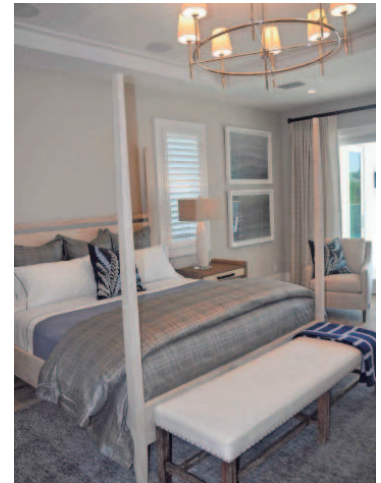
"It's gorgeous," said Lynn Martin. "It has a good flow from the rooms."

Boca resident Ann Adams loved the chance to walk through the home.

"I have been watching these things go up, so I was excited to get inside of them," Adams said. "It is gorgeous. 'I love the shiplap ceilings. I love the pool area with the outdoor kitchen. The fireplace is gorgeous.'"

"I love the windows above the cabinets in the kitchen," added Rita Milbourne. "I really like how they did the outside patio with the fireplace."

Seagate is partnering with BCB Homes to build houses in the new Hill Tide Estates.



The master bedroom has a king sized four poster bed and glass doors that lead to the pool and lanai.



This home by Seagate Development Group is one of only 19 that will be built in the Hill Tide Estates community on Boca Grande.

"That is unusual too to have two builders get together and build something," said Scott Weidle COO of BCB Homes. "This was a project sizable enough to have two people tackle it."

"We are good at sharing. We love sharing our sand boxes," added Brett Backus, vice president of sales and marketing for Seagate.