



Location, Location, Location

Southwest Florida Charm

Villa Catalina Isles

Good to have you here!

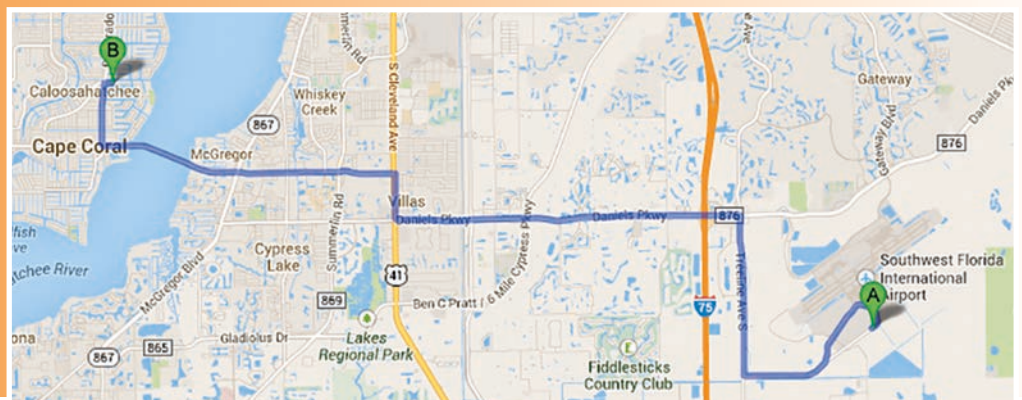
– Your holiday information –



As the owners of Villa Catalina Isles, we warmly welcome you. Together with our property management, BMI International, we always strive to offer our guests the best and most personal service they can expect. In addition, we invest every year in equipment and renovation to make the villa always a bit more beautiful and better. As a result, we now have many guests from the US, Canada and Europe who regularly return and which we proudly call our regular guests. We wish you a nice time in our wonderful holiday home,
Sincerely, your family Janssen

How to reach Villa Catalina Isles:

Villa Catalina Isles is located in Cape Coral, 1622 SE 40th Terrace. If you are coming from Fort Myers Airport leave the airport on Treeline Ave S, and head towards Daniels Parkway, direction I-75. Turn left onto Daniels Parkway. **After passing I-75 at Exit 131 follow this description, no matter from which direction you come from:** Follow Daniels Parkway for 7.4 miles. Turn right onto S Cleveland Ave (US-41) for 1 mile, then turn left into College Parkway. Follow this to the toll bridge (toll is \$ 2, but only towards west direction. If your rental car has a SunPass transponder you won't need coins or cash using the SunPass lanes at the toll stations. Toll payment will be billed with your rental invoice automatically). Take the right lane immediately after the bridge and follow Cape Coral Parkway E for 0.6 miles, then turn right onto Del Prado Blvd for 1.0 mile. Turn right into SE 40th Terrace. **Villa Catalina Isles is on the right after approx. 150 m.** The distance of this first journey is only 13.7 miles and costs less than 30 minutes.



From Miami: Take I-75 towards north to Exit 131 (Daniels Parkway),

From Orlando oder Tampa: I-75 South to Exit 131. The Rest as described above.

At the Villas front door you will find a key box. The access code with instructions, will be sent to you by e-mail a week prior to your arrival.

Check-in and welcome by the BMI-Team will be the day after your arrival or the next Monday.

You have arrived – enjoy a pleasant and relaxing holiday in wonderful Florida Sunshine State.



Welcome to Villa Catalina Isles

The BMI team welcomes you and wishes you a pleasant stay.

As a management company with 30 years experience, we have been mandated by family Janssen with taking care of the house and the personal support of the residents.

Our experienced team is at your disposal during your stay for all questions and concerns.

Most of our employees speak English and German. The personal and competent support of our employees ultimately contributes to the fact that many guests often return.

When you arrive you will find the villa well prepared - enjoy the first evening.

On the day after your arrival you will be instructed in the special features of this house.

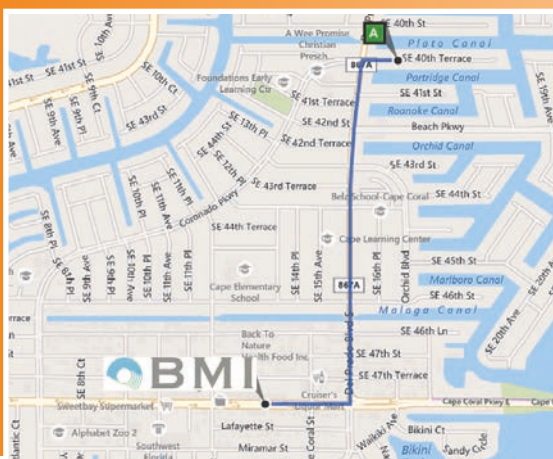
A transfer protocol will be created to ensure that your vacation home is in a good condition.

Give us a call or visit our office if you have any questions or suggestions.

BMI wishes you a pleasant stay.

The BMI office in Cape Coral:

**BMI Florida Realty LLC, 1323 B Cape Coral Parkway East,
Cape Coral, 33904 Florida USA**



Important phone numbers in Cape Coral:

The BMI team:

The BMI team is available for you Monday to Friday 09.00 a.m. to 05.00 p.m. in the office calling **(239) 549-5400**, for outside these hours, you'll receive a mobile no. by arrival.

Police and ambulance:

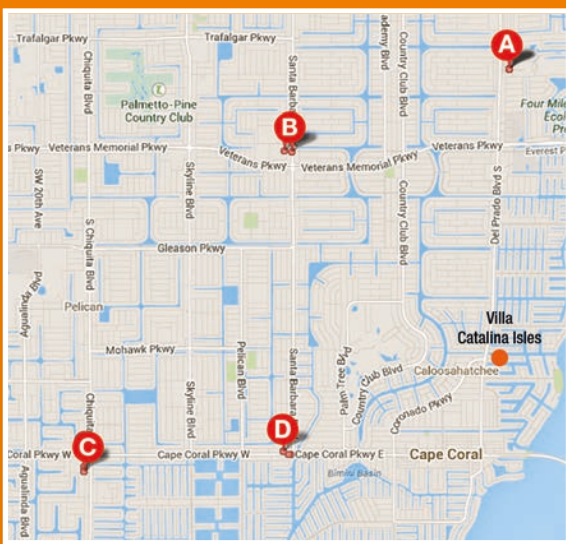
In an emergency dial **911**. In this case we recommend to ask our employees for support. They are glad to help you.



Tips and hints for your very first days in Cape Coral:

Food & Beverages

PUBLIX and ALDI supermarkets provide you with food in large variety and good, fresh quality every day. Opening hours: daily from 08.00 a.m. to 10.00 p.m., Sundays from 08.00 a.m. to 10.00 p.m.



PUBLIX supermarkets in Cape Coral:

- (A) Del Prado Blvd / Diplomat Parkway
- (B) Santa Barbara / Veterans Parkway
- (C) Cape Coral Parkway / Chiquita Blvd
- (D) Cape Coral Parkway / Santa Barbara

At Publix your goods will usually be packed by the staff.

This is a special service of Publix. Simply enjoy this unique shopping experience. We recommend to take our reusable shopping bags from the garage even for the sake of the environment.

Very good is Fresh Market at Bell Tower, Ft. Myers and Paesano's Italian Food Store at Lafayette St., Cape Coral.

And even ALDI is located in different places meanwhile.

Breakfast

The best rolls, German bread and tasty cakes are available at **Bread Pete**, just half a mile south from the Villa. Drive left onto Del Prado Blvd No. 4402. Peter is German and brought good tastes to Cape Coral. He also offers breakfast in his Cafe (on the Villas boat dock or on the terrace it's even nicer).



Shopping Malls

Malls and outlets with great bargains can be found in Fort Myers. Huge are **Coconut Mall** with an Apple Store at the US-41, the **Miromar Outlet**, the **Sanibel Outlet** on the way to Sanibel Island. At least if you can't carry your shopping bags any longer, it's time to return to the Villa for cooling down your troubled feet in the cool pool.



Lanai and pool are south facing



Partridge canal facing Caloosahatchee River



200 ft wide canal with sailboat access the the Gulf of Mexico



Large screened pool area



Front yard under palms

Post Office

At the **post office** SE 47th Terrace / corner SE 17th Ave you can get stamps and send parcels. Place written cards and letters in the Villas mailbox and move the red lever up. So the postman will see that mail has to be taken.

Boat Rentals & Fishing

First of all, you don't need a special license in Florida for boating. **Cape Coral Boat Rentals** is only one address, if you want to enjoy the exposed location of the Villa also from the canal. This company provides boat rentals and charters, fishing tours, dolphin watching, game fishing, surfing, water skiing, jet skiing and powerboat rides for competitive rates. 5828 Cape Harbour Drive, Ste. 204B, www.capecoralboatrentals.com.

Sports

Tennis, horse riding, running through the parks, biking and even more can be tried. Especially golfers have many opportunities on several nice courses near by.

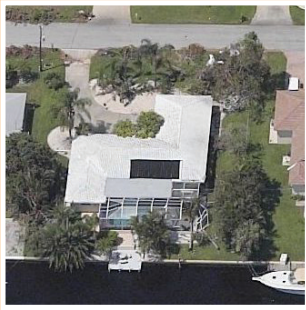


The stunning, furnished boat dock at the canal



The terrace and lanai sits 12 at two glass tables. There are 4 lounge chairs and 2 lounge chairs on the boat dock

About Villa Catalina Isles



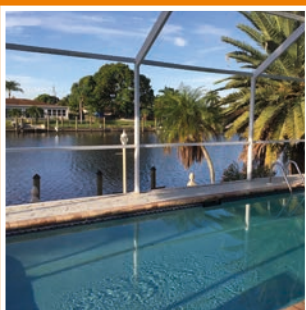
February 5th 2004

Villa Catalina Isles was built in the early 1970s as a typical Florida single family home on an oversized lot directly at the 200 ft wide Partridge Canal. The location at this canal offers the opportunity to **reach the Caloosahatchee River in 5 minutes without passing a lock or a narrow bridge!** The private boat dock beyond the south facing pool area allows even sailboat access directly to the Villa! Once you have reached the river, the Gulf of Mexico, the islands Sanibel and Captiva and a variety of restaurants with boat access are a short ride. **The canal is a dead end – there is no public boat traffic at all beyond your terrace.**



Only 5 min. to Caloosahatchee

As the house was built, the lanai was shut, surrounded by walls and windows. There was no pool and no terrace. The lanai walls have been removed in the early 90s when the pool and the terrace with screen cage was built. Today it's a phantastic, shady outdoor living area. **Hurricane Charley hit the Villa in August 2004**



September 2019

– two palm trees smashed into the screen and damaged it nearly completely. So the screen was rebuilt in 2005.

The Villa was equipped with hurricane pro- of **impact glass** all round to minimize risks, some remaining but dangerous palms and mango trees have been removed for safety.

Villa Catalina Isles was **continuously maintained and remodeled** following the typical regional style. Today you'll find this style in the interior design added with a dash of tropical flair. In 2013, after **all floors have got new tiles**, a **new, fully equipped kitchen** was installed. The pool got a **new under water coating** and the **master bathroom was remodeled completely**. **All 3 bed rooms** provide you with **king size beds** and enough space to chill out. In 2014 the **electricity and plumbing system** has been brushed up, in 2016 the **roof tiles have been checked** and we've never been stingy with **paint indoors and outdoors**.

Villa Catalina Isles provides you with **state-of-the-art equipment for your convenience** as the-re are **cable TV in all bedrooms** and the great room, **high speed internet and wifi** and even more, you don't want to miss during a wonderful holiday. The widest and hardest hurricane Florida has ever seen was IRMA on September 10th 2017. IRMA reached land in Naples as a CAT 4 storm and passed Ft. Myers on the east going further north. Villa Catalina Isles had no damages thru IRMA, we had great luck.



The pool area is fully covered by the screen cage



A nice shady place underneath the palm trees for reading and a great chill-out

A brief introduction to the Villa

You'll have a very informative check-in for the Villa the day after your arrival by BMI.

But will you remember everything the nice staff member will explain?

Therefore, in addition to your check-in-briefing, we have summarized the main characteristics of Villa Catalina Isles:

For many guests priority no. 1:

Villa Catalina Isles offers high speed internet and wifi in all areas indoors and outdoors. The passcode is listed in the house.

Keys – if you need additional keys for the front door, ask BMI.

The Villa provides you with 1800 sft. air conditioned living area and a huge garage with washer and dryer.



The Great Room – Here you'll find the entertainment area with a large flat screen TV, DVD player and Hifi system. The manuals of the different devices are in the cupboard under the TV set.

The AC system – Near the kitchen door you have the regulation of the electrically driven new air conditioning and heating system. Please don't adjust anything, the team of BMI has set up the temperatures optimally for the respective season. Should you still feel too cold or too warm, please ask BMI for adjustments, they will do this for you.

The AC system will only work properly if you make sure that all windows, doors and sliders are always shut. This also will save you money for electricity consumption.

The Dining Room – with lanai and pool access is directly connected to the Great Room and sits 6.



The Kitchen – In the generously sized Kitchen which is fully equipped for your needs, you will find everything well-ordered that you even don't want to miss on vacation for preparing a meal.

In the wall cupboard next to the fridge you will find plastic cups for use in the outdoor area at the pool and boat dock. These are unbreakable and help to avoid injuries from broken glass.

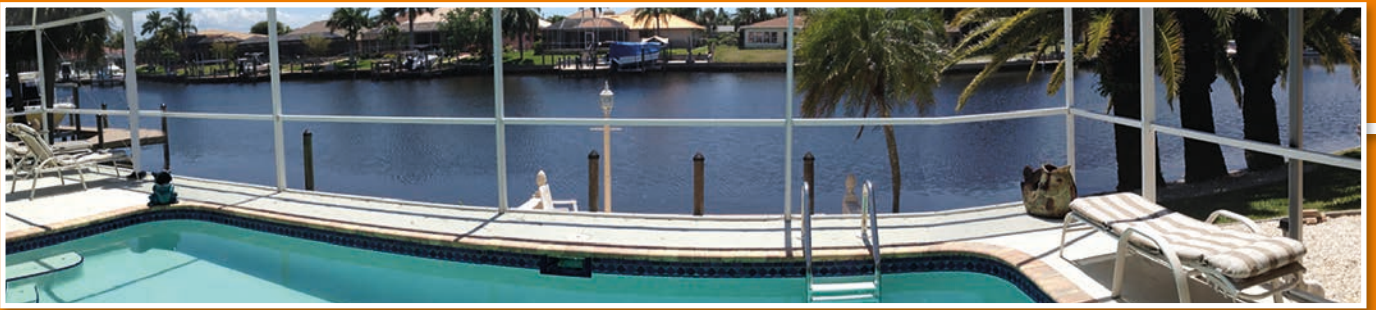
Please inform each guest and family member to use these cups only in the pool area!



Practically, the large sliding window acts as wonderful service hatch for serving outside in the lanai! **Lock it, if you leave the house for excursions.**

The water from all taps and showers is constantly being filtered and provides an excellent quality of drinking water. The filter is maintained regularly.

The sink includes a **food waste shredding device**. Please dispose only left overs and remains in normal amounts. **Pay attention to any hard objects that could drop into it.**



View from the south facing pool deck towards the canal

The Fridge – has an ice maker, a freezer and a huge cooling compartment for food and drinks.

Keep in principle that all food is kept in the fridge at any time, so you'll not be attacked by insects!

The ice maker automatically and continuously produces ice cubes, crushed ice or cold water. Therefore the machine is directly connected to the water mains. The water is filtered centrally to keep the ice and water quality constantly excellent.

The Ceramic Hob, Oven and Microwave – use the devices intuitively. Instructions for use are in one of the kitchen drawers.

The Master Bedroom – with king-size bed, cable TV and the wifi router. The master bedroom has pool access.

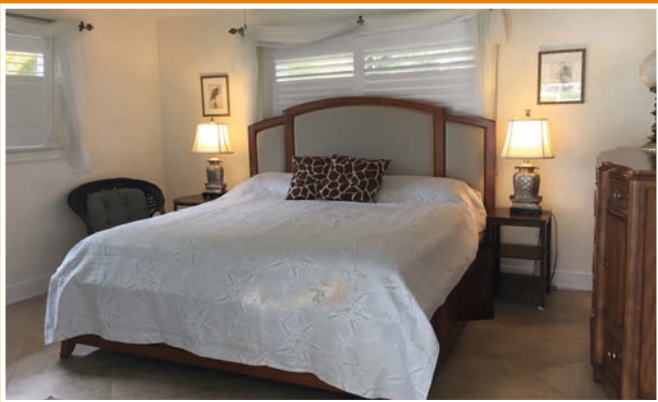
Lock the sliders before leaving home for trips or dining out. The switches for the fans and spot lights under the lanai roof are located inside at the right of the sliding doors.

The Master Bathroom – the large ensuite master bathroom with its spacy shower with glass slider, washstand with granite top and a illuminated sky light.

The lamella door cabinets provide plenty of storage space.

The Guest Area – has two comfortable guest rooms with king size beds. Both rooms are equipped with cable TV and large closets.

Another closet in the hall way provides towels, beach towels, bed and table linen for your convenience.



The Guest Bathroom – with shower/tub combination, a washstand with granite top and one of the typical illuminated sky lights. **The drainage pipes in both baths are small in dimension, so there is a risk of blockage.**

Please use only very little paper and flush always vigorous. Everything else should be disposed in sanitary bags.



The terrace

The Hallway – the door at the end of the hallway is leading to the garage. It can be locked and secured from the inside.



The Lanai – the covered terrace. Here you have a shady place to feel comfortable. This area is the actual living room, but outside. Because of the beautiful canal view and silence, we have consciously waived the installation of a TV set.



Here is a new 6 burner gas grill. Take the grill out from under the roof before use. The manual is in the kitchen sideboard. If you need more gas, please call BMI or get it at LOWE's or Home Depot.



Activate and deactivate the fans lights by pulling the chains. The switch for the under water pool light is located outside on the left of the kitchens sliding door.

The Terrace – the gauze covered aluminum cage over the entire terrace protects against insects and snakes. Please do not throw objects against the fabric because it easily tears and insects get access to the pool, the terrace area and even into the house. The repair of the gauze is also very costly. So please be careful when playing ball. If the gauze is damaged, please call BMI.



The Pool – The fresh water pool is maintained and cleaned once a week and is solar and / or electrically heated. Please let the service staff do their job and be sure they get access, even when you are not present. For this, the cage door has no lock. If you leave the house during the day, please do not block the cage door! Take valuables inside before you leave and lock the sliders and windows.

The garden maintenance is carried out regularly. Don't be surprised when the employees appear suddenly and unannounced on the property. Keep in mind that tiles and smooth floors are slippery when wet. Children should only use the pool and the pool area under adult supervision.

The pool filter and heating control is located outdoors behind the garage. Please do not make any settings here. If you want to have settings changed, please contact BMI.



The Private Boat Dock – This place is a very nice relaxing area with a great view and spectacular sun rises! The canal is more than 200 ft. wide, so you have an optimum of privacy. Here you have the switch for the lantern, electrical outlets for your devices and a water connection with hose, to rinse your



sandy feet, if you return from visiting the islands beaches by boat.

The Garage and Washing Area – you have received a wireless remote control for the garage door by BMI. don't forget it in your rental car.

In the garage we store the beach equipment such as beach chairs, umbrellas, coolers and mats, you may like to use on your trips. There are also 2 Kayaks in the locked part of the garage. BMI will hand out the boats on demand.



The Washer and Dryer – Using it is intuitive and easy, please ask BMI for questions. Please remember that you **DON'T** close the lid of the washing machine after use . The washing process keeps residual moisture in the device. The open lid prevents rusting of machine and drum.

Detergent is usually present as a left over from tenants.

Leave the back door to the garden and the garage door always locked. Otherwise unauthorized would have direct house access from the street!



Waste Treatment – In Florida the waste has to be separated. The waste cans are outdoors, on the right of the Villa. For bottles, cans, plastics and packaging use the **can with the blue lid**. Don't use waste bags in this can. You can additionally use large plastic bags.

Please take out the trash from the kitchen every evening and dispose it including trash bags into the **brown trash can**.

Place both large cans at the street on every Sunday evening. Waste will be picked up Monday morning.



The Voltage – is 110 volts. You can only use electrical devices that are suitable for this purpose.

Please make no adjustments to the appliances! Call BMI, should a failure occur.

Disclaimer – Neither the homeowner nor the property management are liable for accidents suffered.

This is especially for the Kayak-use and slipping on smooth floors.



Humidity – by the very high humidity in Florida, objects made of iron and steel rust very fast. Even the cutlery has spots again and again.

Tobacco – smoking is only allowed outdoors.

Insects – because of the tropical climate, unavoidable insects can be almost invariably kept off the house by simple measures:

- Keep windows and doors closed, even the cage door!
- Bread, fruit, food and especially sweets must always be kept in the refrigerator
- Let no residues stand around, especially not overnight
- Be sure that the trashcan from the kitchen is empty every evening

Should any insects find their way to you, please call BMI.





Food & Drinks in Cape Coral:

Cape Coral offers a variety of fast food restaurants, pizzerias and family restaurants with delicacies from all over the world, for each type of visitor. You will not starve, the problem is rather that you can not test all opportunities during a two-week vacation.



Real good food at a nice location: **Rumrunners Restaurant** in Marina Harbour, right on the waterfront. 5848 Cape Harbour Drive, Cape Coral, Phone: (239) 542-0200,

www.rumrunnersrestaurant.com



Fish Tale Grill by Merrick Seafood is Cape Coral's newest seafood dining experience – excellent dining and retail wholesale seafood market.

1229 SE 47th Terrace, downtown Cape Coral, Phone: (239) 257-3167, www.fishtalegrill.com



Lobster Lady Seafood Market & Bistro – daily fresh, they fly in the lobsters twice a day.

1715 Cape Coral Pkwy, Phone: (239) 471-0136, www.lobsterladyseafood.com



Do not miss: **The Bubble Room Restaurant** in Captiva. This restaurant has a so bizarre interior, a must see and fun not only for the kids! 15001 Captiva Drive, Captiva Island,

Phone: (239) 472-5558, www.bubbleroomrestaurant.com



The Boat House Tiki Bar & Grill at the Yacht Club. Excellent food and drinks, fantastic location, you will love the sunsets! 5819 Driftwood Pkwy, Cape Coral, Phone: (239)945-2628,

www.theboathouseusa.com

If you like Villa Catalina Isles and enjoyed your stay in this wonderful home, we would appreciate a review in your booking portal, in the BMI-Guestbook and of course on the Villas homepage, www.villa-catalina-isles.com/Reviews/

**Thanks for your stay,
we will be glad to welcome you back soon!**