RESIDENCE | eXp REALTY



WELCOME TO *Kingston*

BUILDERS | LIFESTYLE | LOCAL LIVING

YOUR INSIDER'S GUIDE TO KINGSTON

HOMES • BUILDERS • LIFESTYLE • WHAT'S COMING

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WELCOME TO *Kingston*

If you're holding this guide, chances are Kingston has already caught your attention — and I understand why.

Kingston is one of the most significant new communities taking shape in Southwest Florida, but right now it can also feel a little like trying to put together a puzzle while some of the pieces are still being made.

Builders are opening in phases. New homes are going up quickly. Amenities are coming. Commercial development is planned. And depending on when you visit, what you see today may look very different a few months from now.

That's part of what makes Kingston so interesting.

I created this guide to help you see beyond the construction and understand the bigger picture: who is building here, how the different neighborhoods and builders compare, what's nearby, what's planned, and what everyday life in this part of Estero may actually look like.



I live just down Corkscrew Road, and I've been following Kingston closely — visiting the builders, touring models, talking with their representatives and watching the community take shape.

This isn't a builder brochure. It's a buyer's guide. My hope is that it helps you decide whether Kingston — and which part of Kingston — might be the right fit for you.

Welcome. I'm glad you're here.

Connor



TABLE OF CONTENTS

WELCOME TO KINGSTON	1
WHERE IS KINGSTON?	4
LOCAL LIVING	5
KINGSTON MASTER PLAN	6-8
MEET THE BUILDERS	9
ESPLANADE	10-11
PULTE	12-13
NEAL COMMUNITIES	14-15
LENNAR	16-17
AMENITIES & LIFESTYLE	18
WHAT'S NEARBY?	19-20
SHOPPING & EVERYDAY ESSENTIALS	21
DINING & GOING OUT	22
HEALTHCARE & SCHOOLS	23-25
NEW CONSTRUCTION	26



TABLE OF CONTENTS

WHAT'S NEXT	27
WHY WORK WITH ME?	28-29
YOUR KINGSTON STORY STARTS HERE	30

WHERE IS Kingston

WHERE IS KINGSTON?

Kingston is taking shape along Corkscrew Road in eastern Estero — an area that may look farther away on a map than it feels once you understand what surrounds it.
Head west on Corkscrew Road and you'll connect directly with I-75 and many of Estero's everyday conveniences, including shopping, dining, healthcare and entertainment.
Southwest Florida International Airport (RSW), Gulf Coast Town Center, Miromar Outlets and Coconut Point are all part of the larger area Kingston residents will call home.
But you don't have to drive all the way back to I-75 for the basics.
The Shoppes at Verdana Village are just minutes away, with everyday services and dining already available nearby — and the Corkscrew corridor continues to grow along with the communities surrounding it.
Kingston itself is also planned to include future commercial development.

THE BIGGER PICTURE

Kingston offers something increasingly difficult to create closer to the coast: the space for an entirely new master-planned community to take shape.
So rather than asking only, "How far east is it?"
The better question may be:
What will life here look like when everything around it is built?

Local Living

CLIMATE

You can't get a better climate than Southwest Florida! Our community attracts many people from all over who want to escape the snowy winters!

And don't let the summer heat scare you. Our community is designed for staying cool in the Summer with many pool homes and communities with amenities like resort style pools and even indoor sports courts!

When the temp heats up, this also means there are less snowbirds and tourists in the areas. So we get to enjoy our own slice of paradise with less congestion! It's also a great time to travel to colder climates, overseas or hop on an inexpensive cruise at one of our many ports!

COST OF LIVING

One of the main attraction points to Florida is it's no income tax! And as of September, 2026 Estero has Florida's lowest municipal property-tax rate! That is definitely something to cheer about.

Depending on where you are relocating from, home values may be better or worse for the house alone. However in total lifestyle value, you may find that homes in gated communities include many amenities you used to have to pay for individually, such as a gym, swim club, golf and landscaping which are now consolidated into one HOA payment.







ONE COMMUNITY

DIFFERENT WAYS TO LIVE

Kingston NORTH

ESPLANADE

BY TAYLOR MORRISON

PULTE

LENNAR

MYSTERY BUILDER?

KOLTER

NEAL COMMUNITIES

Kingston SOUTH

ONE COMMUNITY

DIFFERENT WAYS TO LIVE

Kingston isn't simply a collection of new homes being built along Corkscrew Road.
It is a large-scale, master-planned community designed to bring together multiple builders, neighborhoods, home styles, amenities and future commercial development within one larger community.
That distinction matters.
Instead of choosing only a floor plan, Kingston buyers are choosing among different interpretations of what living here can look like.
Some builders emphasize value and simplicity. Others offer more personalization. Some neighborhoods are being designed around extensive lifestyle programming and amenities. Home sizes, homesites, included features, upgrade options and timelines can also vary considerably.

CURRENT KINGSTON BUILDERS:

- **Taylor Morrison**
- **Esplanade at Kingston**
- **Pulte Homes**
- **Kingston South**
- **Neal Communities**
- **Lennar**
- **Kolter Homes**
- **New Mystery Builder?**

And Kingston is still evolving.

Not every neighborhood, amenity or commercial component is complete today — which is precisely why understanding the overall plan matters when deciding where, when and what to buy.

ONE COMMUNITY

DIFFERENT WAYS TO LIVE

More Than the Map Might Suggest

Pull up Kingston on a map and your first thought may be:
"That's pretty far out there." Fair enough.

Kingston sits east of I-75 along the Corkscrew Road corridor — away from the denser development closer to the interstate and coast.
But living here doesn't mean driving 30 minutes every time you need a gallon of milk.

JUST DOWN THE ROAD

The Shoppes at Verdana Village are less than five minutes from Kingston, providing nearby options for everyday shopping, dining and services.
And the Corkscrew corridor continues to grow.
Additional healthcare, retail and commercial development is planned nearby, while Kingston itself is expected to eventually include its own commercial component.

HEAD WEST ON CORKSCREW

As you travel toward I-75, your options expand quickly.
You'll find grocery stores, restaurants, pharmacies, everyday services and major retailers along the corridor and around the Corkscrew/I-75 interchange.
From there, you're connected to much of what makes Estero convenient:

- Miromar Outlets
- Gulf Coast Town Center
- Coconut Point
- FGCU
- Southwest Florida International Airport (RSW)

And when you're ready for sand instead of shopping, the Gulf beaches are an easy part of the greater Southwest Florida lifestyle.

CONNOR'S NOTE

Your definition of convenient may be different

I LIVE JUST DOWN CORKSCREW ROAD, SO I UNDERSTAND THE "ISN'T THAT TOO FAR OUT?" QUESTION.
BEFORE MOVING HERE, I USED TO DRIVE 40 MINUTES JUST TO GET TO WORK. TODAY, MOST OF WHAT MY FAMILY NEEDS ON A REGULAR BASIS IS ROUGHLY 15–20 MINUTES AWAY — AND MUCH OF IT IS CONSIDERABLY CLOSER.
FOR ME, LIVING A LITTLE FARTHER EAST MEANS GETTING AWAY FROM SOME OF THE CONGESTION WITHOUT FEELING DISCONNECTED FROM ESTERO.

THAT'S WHY I RECOMMEND DRIVING THE AREA THE WAY YOU'D ACTUALLY LIVE IT — NOT JUDGING IT FROM THE LITTLE BLUE DOT ON YOUR PHONE.

meet

THE BUILDERS

FIVE BUILDERS. FIVE DIFFERENT APPROACHES.

One of Kingston's biggest advantages is choice — but that can also make comparing your options more complicated.
Here's the quick introduction.

TAYLOR MORRISON | ESPLANADE
Lifestyle-forward living with an extensive amenity and resident-programming concept, paired with Taylor Morrison homes and personalization opportunities.

PULTE HOMES
A broad range of familiar Pulte floor plans with an emphasis on functional layouts, flexible living spaces and options for different stages of life.

NEAL COMMUNITIES
A Florida-based builder offering a more personalized design experience, varied homesite sizes and a number of included features buyers may otherwise expect to upgrade.

LENNAR
A streamlined approach to new construction, with villas and single-family homes, packaged features and an emphasis on inventory and faster move-in opportunities.

KOLTER HOMES
Another major Florida builder joining Kingston. Details continue to emerge as its portion of the community develops.

MYSTERY BUILDER?
Word on the street is another builder has purchased some lots in Kingston South. Stay tuned!

1 ESPLANADE

by Taylor Morrison

If Kingston is about choice, Esplanade is about lifestyle.
Taylor Morrison's Esplanade at Kingston combines new construction with something more ambitious: a resort-style community designed around not only where you live, but how you spend your time.
The neighborhood is planned for single-family homes and condominiums, with residences ranging from lock-and-leave options to larger homes exceeding 4,500 square feet.
But the homes are only part of the story.
Esplanade's signature is its lifestyle programming — wellness, dining, recreation, social events and concierge-style services built into the community experience.

PLANNED HIGHLIGHTS

- Resort-style pool & spa with towel service
- Wellness Center with full-service spa & salon
- 15,000-square-foot Culinary Center
- Indoor & outdoor pickleball
- Tennis & bocce
- State-of-the-art fitness center
- Toasted Café
- Poolside Bahama Bar
- Bark Park
- Event lawn & fireside gathering spaces
- Resident lifestyle programming & concierge services

THE HOMES

Single-family homes currently span approximately 1,329 to 4,591 square feet, with both one- and two-story designs and a wide range of floor plans.
Condominium residences are also planned, adding another option for buyers who want the Esplanade lifestyle with a lower-maintenance home.

ESPLANADE.

1 ESPLANADE by Taylor Morrison

THE ESPLANADE DIFFERENCE

You can build a beautiful clubhouse.
The harder thing to build is a lifestyle people actually use.
That's what makes Esplanade interesting to me.
Taylor Morrison isn't simply planning amenities at Kingston. The Esplanade concept includes programming designed to give residents reasons to use them — culinary experiences, wine tastings, wellness programs, social events, fitness activities, excursions and concierge services.

WELLNESS

The planned Wellness Center goes well beyond a neighborhood fitness room. Current plans include spa and salon services, fitness and aquatic programming, saunas, cold plunges and dedicated spaces for rest and recovery.

FOOD & WINE

The Culinary Center is planned for dining, chef-led classes, tastings and private events. Esplanade's broader resident programming also includes its Sip Wine Club and curated culinary experiences.

ACTIVE LIVING

Pickleball gets serious here.
Plans currently include a dedicated indoor pickleball complex as well as outdoor pickleball, tennis and bocce — in addition to the fitness center, pool and community trails.

ESPLANADE®

2

PULTE at Kingston South

A Lot of Ways to Live

If Esplanade's headline is lifestyle, Pulte's may be versatility.

Pulte is bringing one of Kingston's broadest collections of floor plans, with homes ranging from approximately 1,500 square feet to more than 4,000 square feet. That range creates options for very different buyers — from someone looking for a smaller, easier-to-maintain Florida home to a family needing multiple bedrooms, flexible living spaces, a three-car garage or room for multiple generations under one roof.

THE HOME COLLECTION

Pulte's Kingston lineup spans several home series and includes both one- and two-story designs.

Current plans range from:

Flagstone | 1,518+ sq. ft., 2–3 bedrooms • 2-car garage

to

Roseland | 4,272+ sq. ft., 4–6 bedrooms • expansive two-story living

And there is quite a bit in between.

Buyers can find plans with dens, lofts, additional bedrooms, three-car garages, extended living spaces and options designed to make the home work differently as life changes.

SOMETHING PULTE DOES WELL

Floor plans.

Rather than beginning with finishes, I would start here by asking how you actually intend to use your home.

Do you work from home? Have frequent guests? Need space for an adult child or parent? Want a loft? Need a three-car garage? Prefer everything on one floor? Those answers can quickly narrow a very large Pulte menu into a much more manageable shortlist.

2

PULTE at Kingston South

THE PULTE DIFFERENCE

Start With How You Live

One reason I pay attention to Pulte floor plans is that they often solve real-life problems surprisingly well. Kingston is a good example.

MULTIGENERATIONAL LIVING

The Concord is especially interesting for buyers who want separation without creating an entirely separate home. Its AllGen floor plan offers a layout designed with multigenerational living in mind — a useful option for an aging parent, adult child, extended family or long-term guest.

NEED MORE ROOM?

Pulte also offers several larger plans and second-story options. The Easley begins at approximately 2,685 square feet with 3–4 bedrooms, while the Easley Grande expands the concept to more than 4,100 square feet with 5–6 bedrooms and a second floor. That can mean extra bedrooms, loft space and room to create a home that works for a much larger household.

SMALLER DOESN'T MEAN AN AFTERTHOUGHT

At the other end of the spectrum, plans such as the Flagstone begin around 1,500 square feet — giving buyers who don't need a large home another way into Kingston without giving up single-family living.

3

NEAL Communities

A More Personalized Approach

Neal Communities brings another layer of choice to Kingston South — from paired villas to larger single-family homes, with both one- and two-story designs.

But what caught my attention wasn't simply the range of floor plans.

It was the approach to building the home.

Neal offers buyers an opportunity to personalize many of the selections that turn a floor plan into your home, supported by an onsite design experience and professional designers.

FROM VILLAS TO LARGER FAMILY HOMES

Current Kingston plans range from the approximately 1,530-square-foot Tidewater 2 villa to homes exceeding 3,600 square feet.

That creates options for buyers looking for everything from a smaller Florida home to five-bedroom residences with three-car garages and room for a larger household.

Among the current offerings:

Tidewater 2

1,530 sq. ft. • 2 bedrooms + den • 2-car garage

Fresh Spring

1,812 sq. ft. • 3 bedrooms • 2-car garage

Brilliance

2,079 sq. ft. • 3 bedrooms • 3-car garage

Captiva

2,698 sq. ft. • 3 bedrooms + den • 3-car garage

Festival

3,393 sq. ft. • 5 bedrooms • 3-car garage

Santa Catalina

3,677 sq. ft. • 5 bedrooms • 3-car garage

The sweet spot here may be the ability to choose not only how much home you need, but how much personalization you want along the way.

NEAL COMMUNITIES Building Home Life.

3

NEAL Communities

THE NEAL DIFFERENCE

LOOK BEYOND THE SALES PRICE

Here's where comparing new-construction builders gets interesting. Two homes can begin at similar prices and end up thousands of dollars apart depending on what is included, what must be upgraded and how much personalization the buyer chooses.

That's why I pay attention to the details.

SOME NEAL DETAILS THAT STOOD OUT TO ME

- Impact glass is standard.
- Design selections are part of the experience.
- Neal has an onsite design center with professional designers available by appointment to help buyers make their interior selections.
- More room in the garage.
- For buyers who need it, Neal offers a garage extension of up to six feet — more than the typical four-foot extension I've seen offered elsewhere.
- Florida-sized homesites.
- Kingston homesites are planned at approximately 155 feet deep, with varying widths depending on the home series.
- Landscaping matters, too. Neal's standard landscaping package is designed to provide a more finished appearance from the beginning rather than leaving every enhancement to the homeowner.

LENNAR at Kingston South

4

A More Streamlined Way to Buy New

Lennar brings one of Kingston's largest selections of homes — and a noticeably different approach to new construction.

Rather than building the buying experience around an extensive design-center process, Lennar is known for simplifying many of those decisions through its Everything's Included® approach.

For buyers who would rather choose the home and get on with living in it, that can be appealing.

FOUR HOME COLLECTIONS

Lennar currently plans four collections at Kingston South:

VILLAS

Low-maintenance attached living with up to three bedrooms and two-car garages.

EXECUTIVE HOMES

Single-family homes designed around open living spaces and more manageable footprints.

MANOR HOMES

Larger single-family floor plans offering additional living space and options such as three-car garages.

ESTATE HOMES

The largest collection, with both one- and two-story designs, up to five bedrooms and homes approaching 4,000 square feet.

Across the collections, buyers can choose from homes designed for seasonal living, full-time Florida life, larger households and everything in between.

ONE BUILDER. A LOT OF RANGE.

Current plans extend from approximately 1,462 square feet to nearly 4,000 square feet.

That makes Lennar worth considering at more than one price point — not simply as an entry into Kingston.

LENNAR®

Fewer Decisions. More Included.

If Neal's buying experience is about personalization, Lennar approaches new construction from almost the opposite direction.
And that's not necessarily a negative.

EVERYTHING'S INCLUDED®

Lennar packages many popular features into the home rather than asking buyers to select and price every item individually.
Depending on the collection and home, current Kingston specifications include features such as:

- Hurricane-impact windows and sliding glass doors
- Tile roofs
- Quartz countertops
- Stainless-steel appliances
- Smart thermostats
- Video doorbells and smart locks
- Designer finishes
- Paver entries and patios

Always confirm the specifications for the particular home you're considering — inclusions can vary by collection and residence.

INVENTORY CAN BE AN ADVANTAGE

Lennar also tends to build inventory ahead of the buyer.
That changes the conversation.
Instead of asking, “What do I want to design?”

You may be asking:
“Which available home gets closest to what I want — and when can I move in?”
For buyers relocating on a deadline, selling another home or simply unwilling to wait through a lengthy construction process, that can be a meaningful advantage.

AMENITIES & Lifestyle

Not Every Kingston Lifestyle Will Look the Same

One of the easiest assumptions to make about a master-planned community is that everyone shares the same amenities.
At Kingston, that's not necessarily the case.
Different neighborhoods are being developed with their own amenity concepts, programming and association structures — which means two Kingston homeowners may live only minutes apart and have very different day-to-day experiences.

RESORT-STYLE OR KEEP-IT-SIMPLE?

Esplanade at Kingston is leaning heavily into the lifestyle experience, with extensive planned recreation, wellness, dining and resident programming.
Lennar at Kingston South has announced a large amenity campus of its own, with pools, sports and recreation planned for residents.
Other Kingston neighborhoods may offer a different balance — putting more emphasis on the home, homesite or overall value rather than an extensive lifestyle program.
And with Kingston still developing, additional amenities and neighborhood details will continue to emerge.

WHAT I WANT BUYERS TO ASK

When comparing Kingston neighborhoods, don't just ask:

- “Does it have a pool?”
- Ask what you'll actually use.
- Will you play pickleball?
- Do you want fitness classes or organized activities?
- Would you use onsite dining?
- Do you want a socially active community?
- Would you rather have fewer amenities — and potentially fewer associated expenses?

There isn't one correct answer.

WHEN YOU WANT *The Beach*



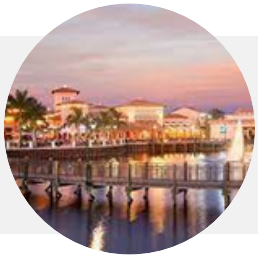
BONITA BEACH

A laid-back local favorite with soft sand, Gulf views and beautiful sunsets. An easy choice when you want a classic Southwest Florida beach day.



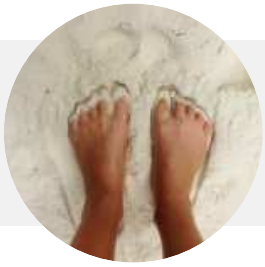
LOVERS KEY

One of Southwest Florida's prettiest natural beach settings, with miles of shoreline and opportunities for kayaking, paddling and wildlife watching.



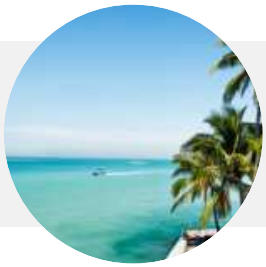
FORT MYERS BEACH

A livelier beach experience with restaurants, boating and plenty happening beyond the sand. Great when you want to combine beach time with lunch, drinks or exploring.



BAREFOOT BEACH

A livelier beach experience with restaurants, boating and plenty happening beyond the sand. Great when you want to combine beach time with lunch, drinks or exploring.



SANIBEL & CAPTIVA

Worth making a day of it. Famous for shelling, beautiful beaches and an unmistakable island atmosphere that feels worlds away from the mainland.

CLOSER TO *Home*

ESTERO COMMUNITY PARK

A convenient local gathering place with walking paths, recreation areas, playgrounds and plenty of green space for getting outside close to home.



KORESHAN STATE PARK

Part nature, part Old Florida history. Explore trails along the Estero River, historic structures, kayaking and a fascinating glimpse into Estero's past.



ESTERO BAY PRESERVE STATE PARK

A more natural side of Estero, protecting thousands of acres around Florida's first aquatic nature preserve. Think hiking, wildlife and quiet rather than manicured recreation.



CREW LAND & WATER TRUST TRAILS

Miles of trails through Southwest Florida's wetlands and wildlife habitat. A great place to hike, birdwatch and experience the landscape beyond beaches and palm trees.





SHOPPING, DINING + EVERYDAY ESSENTIALS

FROM 5 MINUTES AWAY, TO A FULL DAY OF SHOPPING

One of the nice surprises about living along the Corkscrew corridor is how many choices you have without needing to head toward the beach or into downtown Fort Myers.
And those choices continue to grow.

CLOSE TO HOME

The Shoppes at Verdana Village are less than five minutes from Kingston and already provide nearby dining, services and everyday conveniences.
Continue west along Corkscrew Road and you'll find more grocery stores, restaurants, pharmacies, coffee shops and everyday services before you even reach I-75.

WHEN YOU WANT MORE

MIROMAR OUTLETS

Just west of I-75, with more than 100 designer and brand-name outlet stores, plus restaurants and entertainment nearby.

COCONUT POINT

One of Estero's primary shopping and dining destinations, with a mix of national retailers, boutiques, restaurants, services and entertainment in an open-air setting.

GULF COAST TOWN CENTER

North near Alico Road, with big-box retailers, restaurants, entertainment, services and plenty of practical stops — particularly convenient when you're heading to or from RSW.

AND THEN THERE'S NAPLES...

Head south and an entirely different shopping and dining scene opens up.
North Naples adds everything from everyday retail to upscale dining and shopping, while destinations such as Waterside Shops, Mercato and Fifth Avenue South make an afternoon of shopping and dinner very easy to justify.



And rumor has it, that the shopping centers in Kingston (approx. 650,000 sq ft) will rival that of Coconut Point.

DINING & GOING OUT



Date Night, Drinks With Friends or Dinner in Flip-Flops...

Living in Kingston may put you a little farther east — but it certainly doesn't mean staying home. One of my favorite things about Southwest Florida is that "going out" can mean something completely different depending on your mood.

KEEP IT CLOSE

For an easy weeknight dinner or casual meet-up, the Corkscrew corridor continues to add more choices. The Shoppes at Verdana Village are just minutes from Kingston, and heading west toward I-75 opens up even more restaurants, breweries and casual dining options.

ESTERO + BONITA SPRINGS

Head toward Coconut Point and you'll find everything from cocktails and date-night restaurants to casual patios and familiar favorites. Continue south into Bonita Springs and the choices expand again — including Old 41, waterfront dining and plenty of places where shorts and sandals are perfectly acceptable dinner attire.

FORT MYERS

Go north and you have another completely different night out. Gulf Coast Town Center offers restaurants, bars and entertainment in one easy stop, while Downtown Fort Myersbrings historic architecture, rooftop drinks, live music, restaurants and a more traditional downtown atmosphere.

OR MAKE A NIGHT OF NAPLES

When the occasion calls for something a little more polished, Naples is an easy choice. Mercato combines dining, cocktails and nightlife, while Fifth Avenue South and Third Street South offer restaurants, galleries, shopping and the kind of evening that's worth dressing up for.

CONNOR TIP

One of my favorite places, day to night, is SEED TO TABLE. You can meet friends for coffee in the am, grocery shop all day, and then hit the upstairs for great live music and dancing at night. **Crazy but true.**

LOCAL SCHOOL OPTIONS

01 LEE COUNTY SCHOOL OF CHOICE

02 CHARTER SCHOOLS

03 CRESTWOOD ACADEMY

04 SOUTHWEST FLORIDA CHRISTIAN ACADEMY

05 BISHOP VEROT CATHOLIC HIGH SCHOOL

06 TRUE NORTH AT KINGSTON - COMING SOON

Estero is in the Lee County school choice system. The term “school of choice” means parents have an additional opportunity to choose the schools their child will attend for an elementary and secondary education for public schools. It is a lottery system but preference is given to elementary children who live closest to the schools.

Estero also has tuition free Charter schools to choose from, as well as private schools just short drive away.





School assignments/boundaries should always be verified directly with the School District of Lee County, particularly as this area continues to grow.



HOSPITALS

Estero will meet all of your medical needs. Most places are a short driving distance away, including but not limited to hospitals, urgent care, walk-in clinics and primary care. There is even an animal hospital for your furry friends!

LEE HEALTH COCONUT POINT HOSPITAL	239.468.0000
NCH BONITA SPRINGS ER.	239.624.6900
MED EXPRESS URGENT CARE	239.495.3317
LEE HEALTH UNIV. HIGHLANDS	239.349.3182
ESTERO ANIMAL HOSPITAL	239.992.3883
LEE HEALTH URGENT CARE - VERDANA	coming soon

LOCAL HEALTH CLINICS



From pediatricians, primary care clinics and more, here are some recommended local medical providers.

01

ISLAND COAST PEDIATRICS

Multiple Doctors with deep roots in the Estero Community, lead by Dr. Martin McKenna. (239) 768-2111

02

BONITA SPRINGS FAMILY PRACTICE

The kind of practice that you can call and a real person picks up the phone! Easy to make an appointment and friendly, hometown hospitality, that is rare to find these days! Dr. Richard R Wilson DO And Robert Pinello PA (239) 949-1212

03

HALSEY CHIROPRACTIC

Dr. Douglas Halsey is a second generation Chiropractor with a passion to provide patients with outstanding Chiropractic care. (239) 949-6811

04

GULF COAST ORTHODONTICS

Dr. Laboda and Dr. Rose are compassionate and skilled orthodontists that enjoy coming to work every day! (239) 390-0289

05

ESTERO DENTAL CARE

Whether you are looking for a routine dental checkup or a root canal treatment, Estero Dental Care offers comprehensive dental care.
239 948-5900

BUYING NEW *Construction*

01 START WITH THE REAL NUMBER

The advertised base price is only the starting number. Your final price may also include a lot premium, structural options, design-center selections, pool & extended lanai, etc. **A $500K floorplan doesn't equal a $500K home.**

02 UNDERSTAND WHAT'S INCLUDED

Model homes often showcase structural changes, upgraded finishes, pools, landscaping, & design selections that aren't included in the base price. **Always ask for a clear list of what's included for the home you're considering.**

03 CONSIDER THE HOMESITE

Water views, preserve views, larger lot widths, cul-de-sacs, & other desirable locations may carry substantial premiums. The homesite can change both the price & how you experience the home. **The right lot can make all the difference.**

04 KNOW WHAT CAN (& CAN'T) BE CHANGED LATER

Flooring can be replaced. Morving a wall after construction is another matter. Prioritize structural decisions, electrical needs, garage config., ceiling heights & others that are difficult or expensive to change later. **Get it right the 1st time!**

05 EVALUATE BUILDER INCENTIVES

Builders will offer incentives at times - but the biggest advertised incentive isnn't automatically the best deal. There might be strings attached. The question isn't "what are they giving me?" **It's "What does this save me - & what am I giving up to get it?"**

06 BE PREPARED FOR THE TIMELINE

New construction takes time. From contract to closing, timelines can vary based on the builder home type, homesite, & community phasing. **Review current timeframes, inventory, & what to expect at each stage.**

CONNOR'S NOTE

This is where my former financial advisor brain shows up

I DON'T JUST WANT TO KNOW WHETHER YOU CAN BUY THE HOUSE. I WANT TO UNDERSTAND WHAT THE DECISIONS YOU'RE MAKING TODAY MEAN FOR THE FINAL COST OF OWNING IT. UPGRADES ARE FUN. SURPRISES AT CLOSING ARE NOT.
LET'S WALK THROUGH KINGSTON TOGETHER — AND MAKE SURE THE HOME YOU LOVE TODAY STILL FITS THE LIFE YOU WANT TOMORROW.

WHAT'S *Next?*

Let's Chat

We'll start with a chat about your goals, timeline, budget & lifestyle. Your goals guide everything.

Explore Together

We'll tour Kingston's model homes, explore homesites, & compare builders, floorplans, finishes & amenities. See it. Compare it. Find your fit.

Review & Plan

Once you've round the rght builder & plan, we'll review details, so you can move forward with confidence. Smart planning today leads to a smoother tomorrow.

Design & Build

Now for the fun part! I'll help you navigate the design center process & keep you informed with regular updates. Watch your vision come to life!

Make It Official

When you're ready, we'll review the contract, deposit, & timelines. I'll be there every step. Clarity & communication from the start.

Closing & Beyond

We'll do a final walkthrough, review closing details, & celebrate as you get your new keys.. I'm always here. Welcome home.

More than a transaction

Buying new construction at Kingston is an exciting journey - & you don't have to navigate alone. I'm here to give guidance, insight, & support every step of the way, so you can make confident decisions & look forward to the lifestyle you're creating.

Let's take the next step together.

WHO THE HECK AM I?



01

WHY I DO THIS

I believe buying or selling a home should feel exciting—not overwhelming. My goal isn't to be the loudest Realtor in Southwest Florida; it's to be the one who answers your questions, keeps things simple, and helps you feel confident every step of the way. Whether you're relocating from across the country or just moving across town, I'm here to help you feel at home long before you unpack the first box.

02

WHAT I LOVE MOST

Helping people find a house is rewarding—but helping them feel at home is my favorite part. Whether it's recommending the best coffee shop, sharing a hidden beach, explaining the differences between neighborhoods, or celebrating on closing day, I love being a small part of someone's new beginning in Southwest Florida.

03

THE CONNOR DIFFERENCE

I've spent over three decades building businesses, solving problems, and helping people make smart financial decisions. Real estate is simply the next chapter. I believe in straight talk, hard work, and treating every client the way I'd want my own family treated. No pressure. No sales gimmicks. Just honest guidance, plenty of communication, and someone in your corner from day one until you're settled into your new home.

RESIDENCE | eXp REALTY

WHAT YOU CAN EXPECT FROM ME



Buying a home should feel exciting.
Not like a second job.
My role isn't simply to open doors or send listings. It's to help you make a smart, confident decision—and make the process as easy as possible along the way.

Whether you're moving across town or across the country, you can expect:

- Straight answers. Even when the answer isn't the one you hoped for.
- Local perspective. Not just what's for sale, but how communities actually compare.
- Responsive communication. You shouldn't have to wonder what's happening.
- Details handled. From builders and inspections to closing and everything in between.
- A resource after closing. Because figuring out where to live is only part of figuring out how to live here.

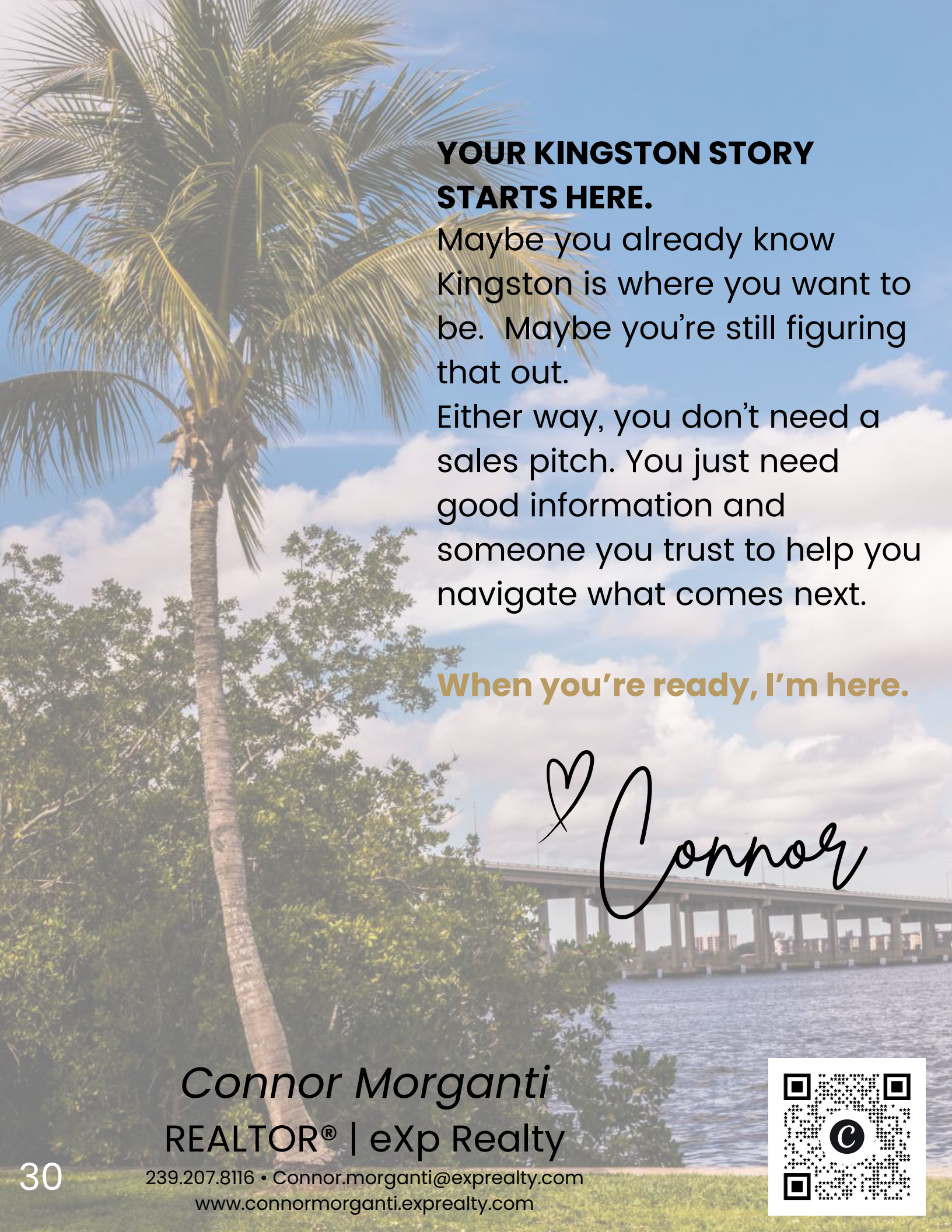
No pressure. No sales pitch. Just good advice and exceptional service.



WHY WORK WITH ME?

- Straight answers - even when they're not the easy ones
- Local insight beyond what you'll find in a listing
- Thoughtful guidance without pressure or a sales pitch
- Responsive communication, so you're never left wondering
- Details anticipated & handled before they become problems
- Trusted local resources when you need an introduction
- A relationship that continues well beyond the closing table

I CALL ESTERO HOME, TOO.
My family and I chose Estero after making our own move from Colorado, so I understand that choosing a home is about much more than bedrooms, bathrooms and square footage.
We live here, work here, raise our daughter here, and have built our own life in this community. That personal experience — combined with more than 20 years of helping clients navigate important financial and life decisions — shapes the way I approach real estate today.
My goal is simple: to help you find not just the right home, but the right fit for the life you want to live here.



YOUR KINGSTON STORY STARTS HERE.

Maybe you already know Kingston is where you want to be. Maybe you're still figuring that out.

Either way, you don't need a sales pitch. You just need good information and someone you trust to help you navigate what comes next.

When you're ready, I'm here.

♡ Connor

Connor Morganti

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