

# People recognize value of Eleven Eleven Central's lifestyle

## Caffrey & Associates

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With its prized location in the center of the Design District that has emerged along the 10th Street corridor, and with the attractions of Fifth Avenue South just five blocks away, The Ronto Group's new walkable/bikeable Eleven Eleven Central community to be built by the developer on Central Avenue between 10th Street and Goodlette-Frank Road in downtown Naples is continuing to generate home-buyer interest.

Just two months after announcing the availability of 62 Phase I residences, Ronto has processed record reservations. Buyers have been captivated by the combination of the community's location, amenities, floor plans and pre-construction pricing that starts in the mid-\$500s. Five light-filled two-bedroom, two-bedroom plus den, and three-bedroom open-concept Phase I floor plans range from 1,407 to 2,297 square feet of total living space, including covered outdoor balconies. Permitting for Phase I construction is in process. Construction will take approximately 14 months.

With its proximity to Fifth Avenue South, Eleven Eleven Central residents will enjoy immediate access to downtown Naples' shopping, dining, and entertainment attractions, and eateries, galleries, interior design studios, and specialty shops in the Design District Naples' beach is just 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. Eleven Eleven Central's location also provides ready access to Baker Park and the just completed Gordon River Pedestrian Bridge and Boardwalk developed by the City of Naples on the east side of Goodlette-Frank Road to connect Central Avenue and downtown Naples to the Gordon River Greenway along a pedestrian and bicycle friendly route.

Eleven Eleven Central will serve as a master-planned oasis in the heart of downtown Naples and feature an array of amenities that no other downtown community can duplicate. Inside, Eleven



Every plan at Eleven Eleven Central includes an outdoor balcony with views of the amenity courtyard or the surrounding neighborhood. PICASA

Eleven Central will offer a nearly 3,500-square-foot club room with a bar, billiards tables, card tables, large screen televisions, and a catering kitchen adjacent to an outdoor grill and fire pit. A fitness center also measuring nearly 3,500 square feet will include a stretching and functional movement area, exercise equipment, massage rooms, and rest rooms. Resident storage areas and bike storage areas will also be included. Six furnished community guest suites, four of which will be 422 square feet and the remaining two 403 square feet, will be provided for visiting friends and family members. The guest suites will include a king or queen-size bed, a television with cable service, an undercounter refrigerator, a sink, microwave, a seating area,

and a full-bath with a tub and shower.

Outside, the project's 60,000-square-foot courtyard amenity deck is scheduled for completion in Phase I. The amenity deck will feature a 3,200-square-foot 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, 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.

The outdoor amenities will be expanded during Phase II to include a 20,400-square-foot landscaped Courtyard Park set 10 feet below the amenity pool deck at ground level. The park, ac-

cessed 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.

The Eleven Eleven Central Phase I floor plan choices offer an ideal downtown Naples residence. Every plan includes an outdoor balcony with views of the amenity courtyard or the surrounding neighborhood. Each residence will feature the luxurious standard finishes that are Ronto's hallmark or optional finishes that will allow each resident to finish their home to suit their individual preferences. Standard finishes in the large, open-concept living areas include 10-foot ceilings, smooth walls with finish paint and 8-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, North American Cabinets, 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 undermount sinks, a 60 by 32-inch tub, framed glass shower doors, 36-inch height vanities, comfort height elongated toilets, and chrome fixtures.

The Ronto Group is also developing the TwinEagles golf course community in North Naples, the Seaglass high-rise tower at Bonita Bay, Orange Blossom Naples on Oil Well Road, and Naples Square and Eleven Eleven Central in downtown Naples.

Two downtown Naples sales centers represent Eleven Eleven Central and Naples Square. One is at 100 Goodlette-Frank Road South. The other is situated in unit 101 of the Naples Square Phase I building at 1030 3rd Avenue South. Both sales centers are open daily. For additional information, visit [1111Central.com](http://1111Central.com) or [NaplesSquare.com](http://NaplesSquare.com).