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## Cameratta plans 520 housing units

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A new kind of community is coming to Estero.

It won't have a golf course, the restaurant will be open to the public and residents will be able to custom-design their own homes.

The Preserve at Corkscrew will be Cameratta Properties' first residential development in Estero.

"You're minutes from the airport, Miromar Outlets," said Ray Blacksmith, president of Cameratta Properties. "You couldn't ask for a better location."

Cleveland-based Cameratta Properties purchased the 350-acre parcel of land next to Bella Terra from Lennar on Nov. 11. They are currently in the process of revising Lennar's plans for the parcel, known as Cypress Shadows.

"I could go out and start construction tomorrow," Blacksmith told the Estero Community Planning Panel when he presented his plans at their Jan. 14 meeting.

Cameratta Properties plans include reducing the overall housing from 700 units to 520. They'll increase single-family homes from 100 to 320 and reduce multifamily units from 670 to 200.

"That's what saturating the market right now," Blacksmith said about the condominiums.

They also plan to eliminate the planned golf course and open the restaurant to the public.

"You can live down here and golf anywhere," Blacksmith said.

Phil Wood, president of John R. Wood Realtors, said there are two communities in Naples that don't have golf courses and said they appeal to younger families who want the amenities of a traditional gated community without the golf course.

Blacksmith said not having to pay to maintain a golf course will cut down on fees for the residents.

The residents will also save on fees from managing a clubhouse.

Opening the restaurant to the public also eases the financial burden on initial residents who would otherwise have to sustain a full-size restaurant on homeowners association fees.

Amenities at the 25,000- to 30,000-square-foot clubhouse will include a lap pool, library, bowling alley, fitness center, racquetball courts and resort-style outdoor pool.

Residents will have the opportunity to design their own homes, whether with a builder provided by Cameratta or by bringing in one of their own.

"I believe that's unique in this market right now," Blacksmith said.

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Blacksmith said he isn't worried about selling homes in a slow real estate market.

"It's location. Absolutely location," he said. "Even in tough economic times, good projects will sell."

The company purchased the property from Lennar for \$28 million when the company was forced to sell it, Blacksmith said.

Wood said he thinks the market is starting to turn around, a sign that the "buy low, sell high" guide might benefit Cameratta.

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