

VISTACAY



AN UNPARALLELED FUTURE IS IN VIEW



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The Island neighborhood is the first chapter in the Shell Point story. Since 1968, The Island has provided its residents with a waterfront paradise on the banks of the Caloosahatchee River. Over the years, Shell Point expanded beyond The Island to include six additional neighborhoods, each providing multiple residential options and resort-style amenities. Expansion has always been a part of Shell Point's history.

Now, for the first time in decades, Shell Point is returning to The Island with the construction of a new midrise residential building. With the unparalleled setting, lifestyle, and lifecare for which Shell Point is known, comes an opportunity for new waterfront residences in VISTA CAY.

VISTA CAY's 12 residential floors over two floors of parking will offer 59 residences, all with sunrise or sunset coastal views. There are 15 different floorplans from which to choose, including lofts with high ceilings and large balconies, midrise residences with stunning finishes, and penthouse residences with panoramic views.

Additionally, Shell Point is redeveloping The Island's amenities with the construction of a new 100,000-square-foot Island Commons. Adjacent to VISTA CAY, Island Commons will be a welcoming space for Shell Point residents to dine and enjoy an array of activities with their neighbors.

With the wide variety of residences and amenities at Shell Point, there's truly something for everyone. Come experience VISTA CAY, where an unparalleled future is in view!



FEATURES

- *Hurricane-rated impact windows and doors*
- *Primary suites with walk-in closets*
- *Open-plan kitchen design with island*
- *Wood cabinetry with quartz countertops*
- *Whirlpool stainless steel appliances*
- *Kohler under-mount sinks and faucets*

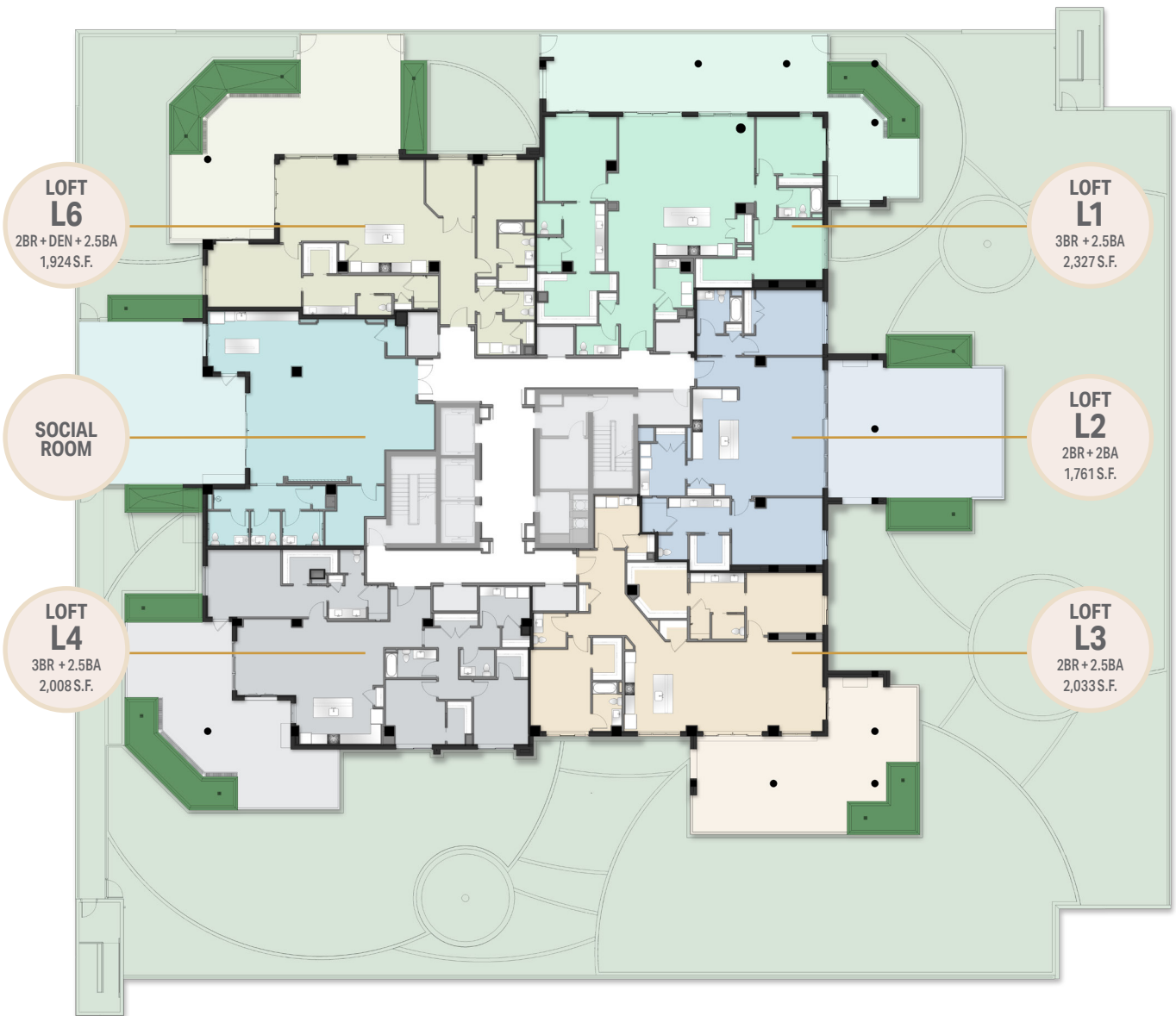


VISTA CAY Fast Facts

- VISTA CAY offers 12 residential floors over two floors of parking. Parking is provided for both cars and golf carts.
- The 1,637-square foot Social Room & Terrace on Floor 1 provides a catering kitchen for special gatherings.
- Floor 1 Lofts feature spacious terraces; Floors 2-12 offer generous balconies.
- Loft residences on floors 1 and 2 range in size from 1,544 to 2,327 square feet.
- Midrise floors 3 through 10 each have five residences with floorplans ranging from 1,582 to 2,235 square feet.
- Penthouses on floors 11 and 12 feature four floorplan options, ranging from 2,237 to 2,722 square feet.



Floor 1 LOFTS & Social Room at Vista Cay



Situated directly above two floors of parking, the first residential floor at Vista Cay offers five Loft residences with spacious terraces and floorplans ranging from 1,761 to 2,327 square feet under air.

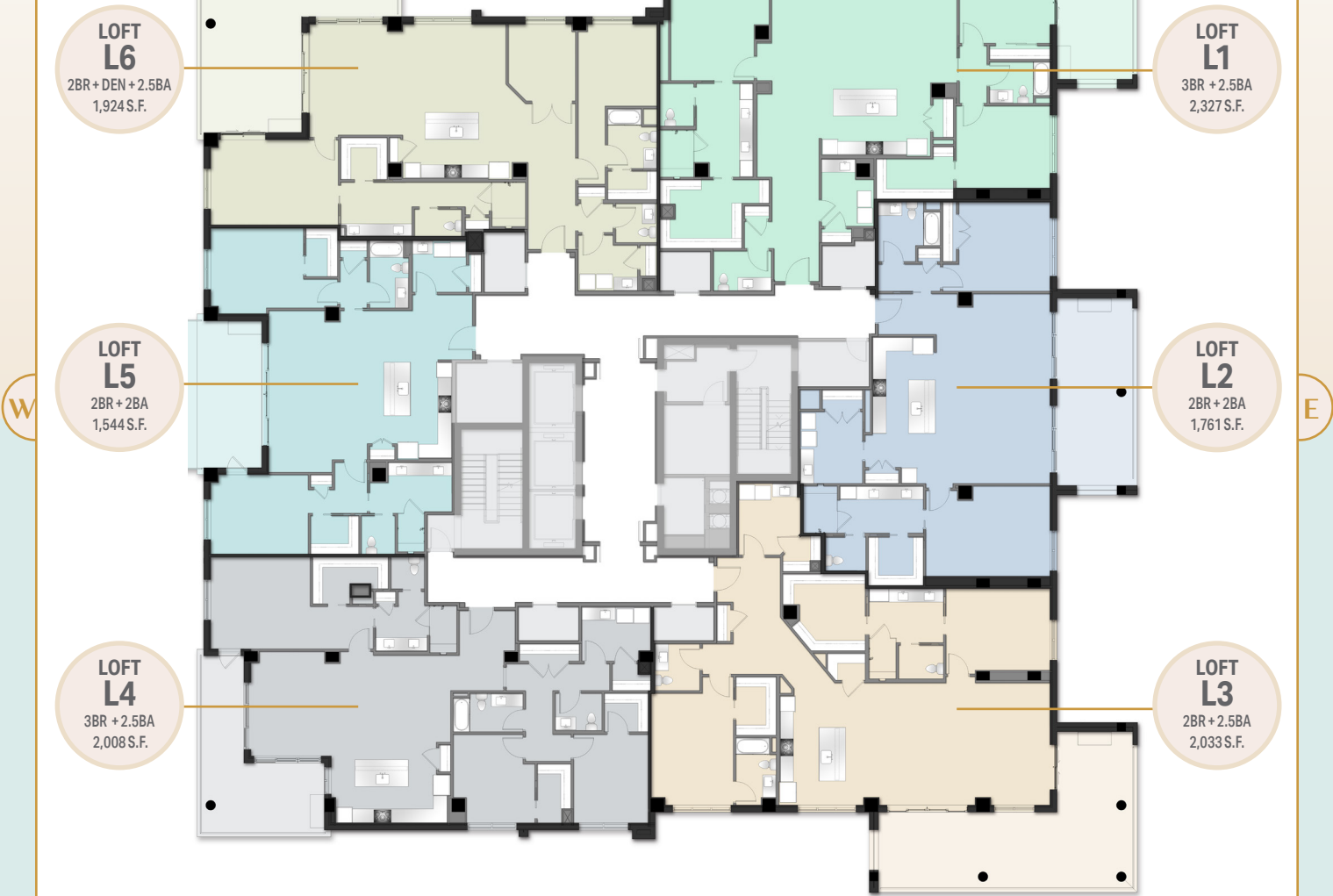


VISTA CAY SOCIAL ROOM & TERRACE

The first residential floor is also where Vista Cay residents will enjoy the Social Room & Terrace, which offers gathering space with a catering kitchen.



Floor 2 LOFTS at Vista Cay



Six additional floor 2 Loft residences have generous balconies with floorplans ranging from 1,544 to 2,327 square feet under air.



INTRODUCING VISTA



Floors 3-10 MIDRISES at Vista Cay



Middle floors have identical layouts, with five different Midrise floorplans ranging from 1,582 to 2,235 square feet under air.





Floors 11 & 12 PENTHOUSES at Vista Cay



Two Penthouse floors feature panoramic views and the four most expansive floorplans at Vista Cay, ranging from 2,237 to 2,722 square feet under air.





Island Commons AMENITIES

The Island's most popular amenities are moving to a new building estimated for completion by 2026. All Shell Point residents will continue enjoying life to the fullest in the brand-new Island Commons building adjacent to Vista Cay.



- Community Store & Market
- The Crystal Restaurant
- Private Dining Room
- Banquet Room
- Billiards Room
- Card Rooms
- Classrooms
- Library
- Media Room
- Group Fitness Room
- The Legacy Foundation
- FineMark National Bank & Trust
- Guest House



SHELL POINT
RETIREMENT COMMUNITY

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Shell Point is located along the Caloosahatchee River in Fort Myers, just minutes from the islands of Sanibel and Captiva.

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