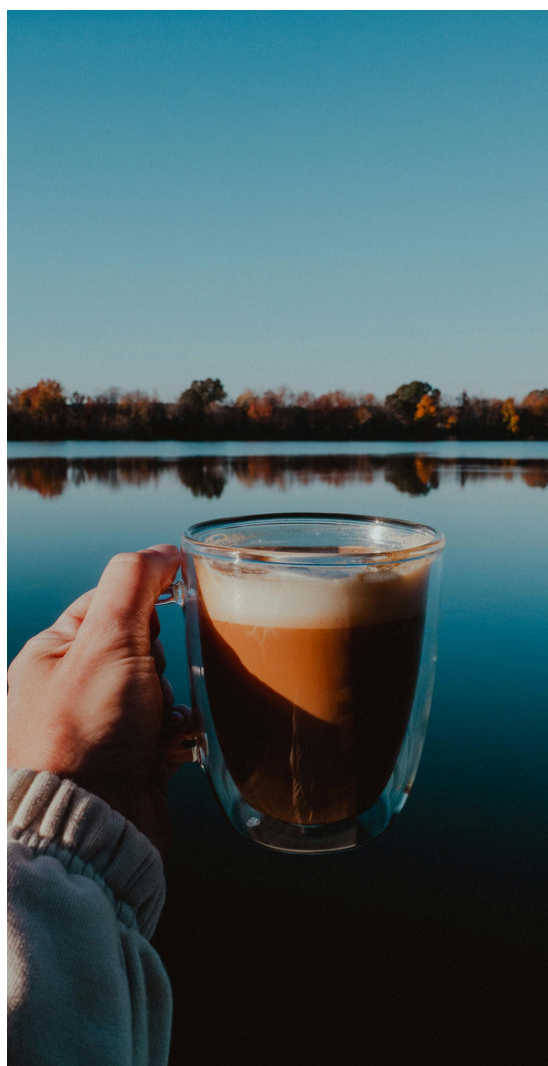


ON *island*

with
STACI STEVENS
AND THE CASTAWAYS TEAM

OCTOBER 2026





on island
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LOCAL EVENTS OCTOBER EVENTS FOR FALL

October 9th @ 5pm: Matlacha Art Walk- Downtown Matlacha

October 10th @10am: Zen Ten Day- Sweeney's S.O.S

October 11th @ 4pm: Adopt A Mermaid- Eagles Nest

October 24th @10am: Pine Island Art Association Open House-Matlacha Park

October 29th @10am: Fall Fest-The Perch Cooperative

October 31st @2pm: Halloween Family Spooktacular- VFW Post 4353

October 31st @ 5pm: Adult Halloween Party- VFW Pst 4353

At Castaways Island Realty, we believe the best businesses grow through strong local relationships. That's why we're inviting local businesses, service providers, and community partners to Become Part of the Flock! When you promote *Castaways Island Realty*, we'll promote *YOU*. It's our way of creating a community of businesses that support one another, share local happenings, and help our clients discover the people and places that make Pine Island special.

HOW IT WORKS

Become a Friend of the Flock by helping us spread the word about Castaways Island Realty and the local community.

- Share our socials.

When you see our listings, events, community posts, vacation rentals, open houses, or other Castaways content, give us a share!

- Promote our local events.

Help us get the word out about Castaways events and community happenings by sharing our posts with your customers, followers, friends, and neighbors.

- Tag Castaways Island Realty.

Help your audience find us by tagging our social pages when you're talking about real estate, island life, local events, vacation rentals, or community happenings.

And We'll Return the Favor! We promote you when you promote us.

As a Friend of the Flock, your business can become part of our Preferred Vendor Network and gain exposure through the many ways Castaways connects with clients and visitors.

READY TO JOIN THE FLOCK?

Interested in becoming a Friend of the Flock and being considered for our Preferred Vendor Network?

Contact *Montanna Wilson*

Email: flsailgirl@gmail.com

Cell: (239) 896-5521

Let's get your business in the flock!

Monthly Newsletter

Your business can be featured in our Castaways communications and island-focused newsletters.

Email Marketing

We connect with buyers, sellers, homeowners, vacation rental guests, and our local community through direct email communication.

Client Swag Bags

Get your business in front of clients and guests through Castaways giveaways, welcome bags, promotional materials and special events.

Social Media Shout-Outs

We love showing some local love! We may highlight your business, products, services, events, or special offers across our social media channels.

Client Referrals

Your business can be added to our Preferred Vendor List, which is shared with clients looking for trusted local businesses and services.

Local Events & Community Activities

Partner with us at Castaways events and community gatherings where local businesses can connect directly with residents and homeowners.

Constant Contact Network

Our email network reaches 600+ contacts connected to our vacation rentals and home listings, providing another opportunity to put your business in front of an engaged audience.



VACATION RENTALS

From laid-back island cottages to waterfront escapes, Castaways Island Realty offers vacation rentals that let you experience Pine Island from the water's edge. Whether you're looking for a peaceful retreat, a fisherman's paradise, or a home base for your island adventure, discover rentals featuring:

- Waterfront homes with beautiful island views
- Pool Homes for the ultimate relaxation getaway
- Canal-side rentals with direct access to Pine Island's waterways
- Bay-side properties for wide-open water views and unforgettable sunsets
- Private docks for easy access to the water
- Boat lifts and boat-friendly accommodations
- Stilt homes with classic Florida island character
- Mobile and manufactured homes for a relaxed, casual island stay
- Fishing-friendly rentals close to some of Southwest Florida's best waters
- Secluded island getaways surrounded by mangroves, canals, and coastal wildlife
- Vacation homes near local marinas, restaurants, beaches, and island attractions





IT'S CUSTOMER APPRECIATION MONTH **ENTER TO WIN**

COZY CUSTOMER GIVEAWAY BASKET
VALUED AT OVER \$800

GIFT CERTIFICATES TO LOCAL
BUSINESSES & SERVICES
ISLAND MERCH & MORE

NOVEMBER 1ST-30TH

FOLLOW US ON SOCIALS TO ENTER
**FACEBOOK
INSTAGRAM**

FOLLOW ALONG AS WE SHOWCASE
ISLAND HOMES & VACATION RENTALS
DECORATED FOR THE HOLIDAYS

DECEMBER 1ST-25TH

Want to have your home or business
featured? Spaces still available!
Contact Montanna Wilson
flsailgirl@gmail.com



MARKET UPDATE

INFORMATION FROM ROYAL PALM COAST MLS AND INCLUDES PINE ISLAND AND
BARRIER ISLANDS OF SANIBEL, CAPTIVA, AND BOCA GRANDE

113
🏠

NEW
LISTINGS

46
🏠

SOLD
LISTINGS

76
📅

DAYS ON
MARKET

\$607K
🏷️

AVG. LIST
PRICE

\$431
🏠

PRICE PER
SQ FT

91%
%

SALE PRICE
RATIO

MEET THE TEAM



Staci Stevens
(239) 728-1728
BROKER

**"A highly regarded
local Realtor &
Broker"**

Staci, originally hailing from Michigan, relocated to the Sunshine State over two decades ago.

Renowned for her expertise in waterfront properties. Her deep knowledge of the local market and her ability to connect buyers with their dream homes along the picturesque Pine Island shoreline have earned her a stellar reputation among both clients and peers.

Staci's ability to accurately price and strategically sell homes has consistently exceeded her client's expectations, making her a standout Realtor on Pine Island.

let's connect
marinamamarealtor@gmail.com



Sandy Peculis
(239) 699-4177
BROKER ASSOCIATE

**From the "modest to
the magnificent"**

Sandy has been a resident and active member of St. James City on Pine Island since 2001. Her journey in real estate sales and vacation rentals commenced in 2002, complemented by her lifelong experience in construction. Sandy has been honored with the **Five Star Professional Real Estate Agent** award for an impressive ten years, a recognition received by less than 2% of Real Estate Agents in Southwest Florida. In 2015, she achieved the status of Broker and previously served as the owner and broker of Castaways.

let's connect
sandypeculisrealtor@yahoo.com



Neill Fries
(239) 229-0437
BROKER ASSOCIATE

**Pine Island resident
since 2000, Best
Realtor in 2010**

In the year 2010, Neill achieved the esteemed accolade of **"Best Realtor."**

His vast areas of specialization encompass both residential and commercial waterfront properties, property management, and the intricacies of commercial real estate on Pine Island and the surrounding areas. Neill's unparalleled familiarity with Pine Island has made him an indispensable figure since Castaways' inception, and his substantial contributions have played a pivotal role in the company's current achievements.

let's connect
neillfries@earthlink.net



Patty Mattieson
(239) 314-8687
REALTOR

**"Where the only time
zone is Island Time"**

Patty has been a part of the greater Pine Island community since 2008, fully embracing the unique Island Time lifestyle. Her interests include boating, fishing, savoring the local cuisine at our restaurants, and her passion for classic cars. With a real estate license dating back to 1999, Patty initiated her exciting real estate career in Northern Georgia before realizing her dream of living in paradise in 2008. Over the years, she has assisted hundreds of individuals, just like you, in discovering their perfect piece of paradise.

let's connect
pattymattieson@gmail.com

MEET THE TEAM



Joyce Ann Leeuw
(239) 410-3800
REALTOR

**A revered source of
real estate
knowledge on the
island**

Joyce hails from Ft. Wayne, Indiana. Since 1980, she has been a licensed Realtor in Indiana, Virginia, Maryland, D.C., and Florida, with expertise in general brokerage and shopping center management. She has called Pine Island home since the year 2000 and has become a revered source of real estate knowledge on the island.

let's connect
leeuwann10@gmail.com



Robert McCarthy
(239) 898-8249
REALTOR

**He's well known as
"Big Red" by the
locals**

In 2012, Robby moved to Bokeelia, driven by his deep passion for fishing. Having spent 17 years as a lineman with Florida Power and Light, Robby embarked on a career transition into real estate sales. In addition to his real estate endeavors, he's a business owner and charter captain, actively involved in supporting the Pine Island community.

let's connect
robertmccarthy@gmail.com



Martha Cain
(727) 858-2030
REALTOR

**Turning Vacation
Dreams into Island
Reality**

Martha made Pine Island her permanent home after many years of vacationing to the beautiful and tropical island. Her love of houses and design as well as wanting to know more about the history here steered her to become a full-time agent on the island. Martha strives to ensure that the home buying/selling or process is easy.

let's connect
marcainrealtor@gmail.com



Montanna Wilson
(239) 896-5521
REALTOR

**Making Waves in
Pine Island Real
Estate**

Born & raised in Bokeelia, Montanna, is a true Pine Island native. With a specialty in real estate marketing and since becoming an agent, she has become a distinguished member of the Royal Palm Coast Realtors Association, and is dedicated to helping her clients make their "REEL" estate dreams come true!

let's connect
flsailgirl@gmail.com

MEET THE TEAM



Rachel Branch
(239) 314-4353
REALTOR

Island Heart. Local Insight. Real Results.

Rachel moved to the area in 2022, her family has been long-time residents, giving her a rooted understanding of the local lifestyle and the people who shape it.

Rachel made a purposeful career shift from luxury hospitality to business ownership and real estate in order to be more present in her life and with her children.

let's connect
rachelsellsfla@gmail.com



Romana Gavriner
(239) 314-8687
REALTOR

From Czech Roots to Pine Island Living

Originally from Czech Republic, Romana made the move to the United States in 1986, settling on Pine Island in 1989 with her husband. With a background in the restaurant industry and as co-owner of Froggy's Bar for 23 years, she has had the pleasure of connecting with both locals and visitors who are drawn to the island's unique charm.

let's connect
romygav62@gmail.com



Cassandra Anderson
(843) 617-9955
REALTOR

Rooted in SWFL-Here to Guide You Home

Cassandra is a licensed Real Estate Sales Associate with deep roots in Southwest Florida and a passion for helping people find a place they're proud to call home. Together, with her husband Chris and two children, they also operate Southern Charter Co., a local fishing charter business.

let's connect
cassandersonrealtor@gmail.com

COMING UP IN THE NEXT ISSUE

• Monroe Canal Marina

A highlight from our Sister Company

• Market Update

Stay Informed on Recent Market Trends

• Friends of the Flock

Spotlighting Island Businesses

• Local Events

Explore Community Happenings

• Giveaway

Customer Appreciation Giveaway of Goodies

• Thankful for Islanders

Spotlighting Islanders and their contributions to our community

• EXPO EVENT

2027 Flamingole Information & More!

All of our newsletter editions can be found on our website:
<https://castawaysrealty.com/news/>