

what your REAL ESTATE

dollar will buy you...



It's no secret that the one time housing boom in Florida is over and prices have returned to normal. The once million dollar property is back at a reasonable purchase price and homebuyers are now getting the bang for their bucks they deserve. However, for those who aren't involved in the real estate market, it's hard to determine what's available... that's where these REALTORS come in!

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ABOUT THE REALTOR>> Lillian Ridgeway, moved from the Boston area in the late 90's and

has been a Sarasota resident and Realtor for the past 12 years.

When Lillian had the opportunity to work onsite at Heritage Oaks Golf & Country Club as a property manager. Heritage Oaks was a brand new development at the time with only about 100 properties built. She watched the community grow and it unfolded before her eyes. The championship Anziner Lewis golf course flourished and new residents moved in each day. Along with managing anywhere from 80-90 rental properties, Ridgeway also worked as a sales agent specializing in selling "Heritage Oaks Lifestyles". Although Lillian is known for her expertise of Golf and Country Club lifestyles, she loves to work other areas of Sarasota.

941-366-5956 | www.lillianridgeway.com

\$160,000 to \$199,000 - Crestview



In Crestview, one of the fastest growing cities in Florida, a Regional Builder has set the tone for other builders to follow. American Durahomes will be providing a couple of communities with homes uniquely designed and constructed to exceed the engineered performance and aesthetic desirability of the new Gulf Coast region at an affordable price. These homes will be certified by the Florida Green Building Coalition, maximizing the return on your investment initially and for years to come. Some great features to these homes include high insulative capability of approximately an R-20 in the walls and R-45 in the roof; Able to resist wind loads of 150 MPH plus actual experience in the Caribbean of withstanding multiple hurricanes while sustaining no damage; Resistant to water damage due to flooding and

storm surge; and resistant to Fire Retardant and Insects. This is all achieved in a beautiful quaint Florida Cottage that combines the best of style with leading technology that features: Board and Battin exteriors with Hardy Plank and Shingle accents; Two car garages with openers; Metal Roofs; Craftsman style columns with stone accents; 1/3 to 1/2 acre wooded lots; Vaulted ceilings; Ceiling fans; Accent lighting - Square footage ranging from 1,400 to 2,100 and pricing from \$160,000 to \$199,000.

For additional information on these homes, you contact **Ken Wright with Platinum Real Estate Associates of RE/MAX Southern Realty** at 1-888-389-3665 or visit www.PlatinumRealEstateAssociates.com.

\$124,900 - 100 The Corso, Venice



Beach Manor Villas. Nice two bedroom, two bathroom with carport on the island of Venice! Open floor plan. End unit affords extra light and good cross ventilation. Ceramic tile throughout.

ABOUT THE REALTOR>> Specializing in both short and long term vacation rentals, **American Realty of Venice** provides travelers to this Gulf Coast community with the finest of vacation properties.

Whether your desired property is on or off the beach, situated within minutes of shopping or overlooking an area golf course, the professionals at American Realty of Venice will find your ideal getaway spot!

800-366-0984 | 941-484-8080 | www.rentingvenice.com | www.sellingvenice.com

Mid-to-high \$300's - Disney Area



Ginn Reunion Resort and Club golf villas. These three bedroom/three bath condos were priced in the mid \$600's just six months ago, the developer has now reduced prices to the mid-to-high \$300's in order to sell out the remaining inventory. These come with discounted furniture packages available (\$25k - \$55k value), as well as free golf club initiation (\$15k value). Reunion is a 2,300 acre golf resort in the Disney area with three championship golf courses, a water park, tennis facilities, golf academy, dining and shopping. New members will also be a part of the Ginn One Club, which will allow them to have membership privileges at all of the clubs in the Ginn Family.

ABOUT THE REALTOR>> **Vacation Home World - Matt Brown Realty** focuses on presenting

luxury vacation homes and investment properties to American and foreign national buyers alike. Matt's website: www.vacationhomeworld.com, presents a small sampling of the dozens of properties he offers. He is tuned in to the latest "deals and incentives" so he can tell you when to buy, and when to wait. Matt's expertise in the vacation home industry continues to be a valuable asset to his clients in this incredible buyer's market.

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\$899,000 - Country Ridge Estates, Homestead



This stunning five bedroom home in the Redlands has been custom built with only the best materials and craftsmanship. The home features marble and mahogany floors, 10-foot-high ceilings, marble and granite chef's kitchen, six burner gas range, walk-in butler's pantry, immense family room with fireplace. The master suite has large terrace overlooking the pool, Jacuzzi and gazebo. In-law quarters or office in detached garage.

ABOUT THE REALTOR>> Juliet Restrepo, of Coldwell Banker Bishop Realty Homestead, has been representing high-quality South Florida homes for six years. Focusing on residential and commercial properties, Juliet is fully bilingual and also has a number of seasonal listings for South Florida including the Florida Keys.

786-317-6821 | www.bishoprealty.com

\$3,100,000 Wedgewood Of Sanibel Island



Situated on West Gulf Drive, Wedgewood of Sanibel epitomizes the islands' Gulf front luxury lifestyle. There are only 18 private residences contained in this three building condominium. The structures, grounds, swimming pool and tennis court are immaculately maintained. Apartment 102 contains 3,200 square feet of living area and consists of three bedrooms, three full bathrooms, a powder room, family room or fourth bedroom, gourmet kitchen, living and dining rooms. Of course there is a glass enclosed and screened lanai providing the best beach and sunset views available on Sanibel.

ABOUT THE REALTOR>> Broker Art Corace has built a successful team of hands-on professionals who provides real estate, brokerage and rental management services. "We're the only family-owned and operated full service real estate firm on Sanibel and Captiva Islands," explained Corace. "Because we live and work in the area, it's important for us to perform each transaction with a personal touch."

800-388-2311 | www.remax-oftheislands.com

\$525,000 First Lane, Key Largo



This very private and charming stilt waterfront home features cathedral ceilings and French doors with open and spacious floor plan. Beautiful new kitchen is upgraded with stainless steel appliances. Tiled floors and new carpet in bedrooms, move-in condition. Large lanai to soak in the peace and quiet. Great canal with direct ocean access and no bridges.

ABOUT THE REALTOR: Since 1965, Marr Properties has been a leader in Keys real estate - the largest independently-owned real estate company in the upper Keys. Situated in the heart of Key Largo at Mile Marker 100, the Marr facility includes a real estate building with 3 brokers, plus 16 licensed Realtors®, as well as a rental department, offering long-term and vacation rentals from Key Largo to Islamorada.

305-451-4078 | www.floridakeysproperties.com

\$1,516,217 Hannah Bartoletta Home, Lithia



This home features four spacious bedrooms, four-and-a-half baths, and three car garage! Beautiful fully-furnished model available now! This 4,671-square-foot beauty is loaded with upgrades! Wolf appliances, Sub-zero refrigerators, three fireplaces, wet bar, wood floors, pool and Spa.

ABOUT THE REALTOR: As a Certified Home Luxury Specialist, Angela Davis has made it her signature style to provide meticulous attention to detail, comprehensive follow through, and refined diplomacy to meet her clients' needs at the highest level. Serving Tampa Bay and Surrounding Areas.

813-545-3118 | www.angelasellstampa.com

DID YOU KNOW?

- Florida has the 2nd highest number (tied with Washington) of leading metropolitan areas on the Milken Institute/Greenstreet Real Estate Partners Best Performing Cities 2008 - 200 Largest Metros Index. Florida consistently ranks among the top states in this annual report which measures economic growth, job creation, and technology growth. (Milken Institute, September 2008)
- In a recent survey of economists, eight out of 10 believed home prices will be higher in 5 years than they are today. (National Association of REALTORS 2008)
- On average owners who purchased their home six years ago have seen the value of their home rise 24.3 percent during that time, despite recent price declines. (National Association of REALTORS 2008) *

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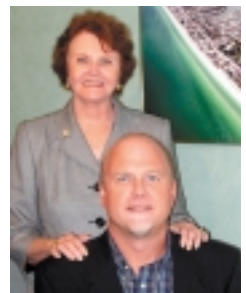
Your Key to Paradise

Plumlee Realty provides a single, professional source for a complete array of real estate services. From primary residences to investment properties, we specialize in the barrier island communities between Clearwater and St. Pete beaches.

For three generations the Plumlee family have lived, worked and played on Indian Shores and Indian Rocks Beach. Plumlee Realty is ideally positioned to help investors take advantage of current trends in our local Real Estate and financial markets. Located at the foot of the Indian Rocks Beach Bridge since 1990, Pat Plumlee, Broker/Owner and Todd Plumlee, General Manager, take pride in introducing our beach community to the world. Plumlee Realty clients have the benefit of immediate access to a wealth of information and knowledge regarding the local real estate market. Our family sales expertise is a combined effort of over 200 years experience working for people like you. Next time you have a real estate question

or need, call the company with the home team advantage - Plumlee Realty.

Pat Plumlee, Broker/Owner
Todd Plumlee, General
Manager



Beach Cottages I and II



Sitting on the sparkling white sand by the Gulf of Mexico, Beach Cottages has it all. Choose from a one or two bedroom fully equipped condo with all the comforts of home. Many condos feature a fireplace and multiple private balconies.

Enjoy a over-sized sundeck complete with lounge chairs and umbrella tables, a large heated pool, jacuzzi spa and four gas grills. Within walking distance there is a public tennis court, fishing pavilion and several local favorite dining spots like Salt Rock Grill, The Friendly Tavern and Wahoo's, home of the best burger on the beach. You will be within a short drive or trolley ride to the Redington Long Pier and Historic John's Pass Boardwalk.

Reef Club



Reef Club in Indian Rocks Beach is the ideal place for a family vacation offering a large heated pool, jacuzzi spa, gas grills, tennis courts, picnic area and sun deck complete with lounge chairs. All of the condos at the Reef Club feature three bedrooms and two baths, a fully equipped kitchen and a private balcony overlooking the white sandy beach.

Reef Club is located just north of the Indian Rocks Beach Bridge so you will have easy access to shopping, dining and attractions. Popular local restaurants nearby include Guppy's, T.J.'s and Keegan's which was featured on the Food Channel's show "Diners, Drive-ins and Dives".

Sand Castle I, II, III



The Sand Castle buildings, located directly on the beach, are by far some of the most popular vacation rental spots in Indian Shores. Each building offers its own heated pool, jacuzzi spa and gas grills. Sand Castle I even has a community recreation room with a ping pong table, sauna, library and wireless internet access. Sand Castle I condos are all two bedrooms and Sand Castle II and III condos are all three bedrooms. All condos at Sand Castle feature a fully equipped kitchen, large private balcony accessible from both the living room and master bedroom. All condos in Sand Castle II and III and most condos in Sand Castle I will have a washer and dryer in the condo.

Chateaux



Chateaux features one bedroom Gulf Front condominiums in popular Indian Shores. Whether you are looking for a long weekend, full week or an entire month, Chateaux is the ideal vacation spot. Amenities onsite include laundry, a large heated pool and picnic area overlooking the beach. All condos feature a fully equipped kitchen and spacious floor plans. The large private balcony will most likely be your favorite spot during your vacation. During the day you will enjoy dolphin watching and miles of white sandy beach to the north and south. In the evening sit back with a tropical drink and enjoy a spectacular sunset. You will be within walking distance of restaurants, Smugglers Cove miniature golf and shopping.

Holiday Villas II



Chateaux features one bedroom Gulf Front condominiums in popular Indian Shores. Whether you are looking for a long weekend, full week or an entire month, Chateaux is the ideal vacation spot. Amenities onsite include laundry, a large heated pool and picnic area overlooking the beach. All condos feature a fully equipped kitchen and spacious floor plans. The large private balcony will most likely be your favorite spot during your vacation. During the day you will enjoy dolphin watching and miles of white sandy beach to the north and south. In the evening sit back with a tropical drink and enjoy a spectacular sunset. You will be within walking distance of restaurants, Smugglers Cove miniature golf and shopping. *

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