



Florida Luxury Realty
- Fine Home Specialist -



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The heat is on!

Whether you're North, South, East or West, summer in the United States means things are heating up and families and friends are getting their grill-groove on. Try a recipe like the one below and be ready to 'wow' your hungry crowd. Always remember: safety first! Take a look at the 9 things you should remember when firing up the grill.



- Check the tubes that lead into the burner for any blockage from insects, spiders, or food grease. Use a pipe cleaner or wire to clear blockage and push it through to the main part of the burner.
- Check grill hoses for cracking, brittleness, holes, and leaks. Make sure there are no sharp bends in the hose or tubing.
- Move gas hoses as far away as possible from hot surfaces and dripping hot grease. If you can't move the hoses, install a heat shield to protect them.
- Replace scratched or nicked connectors, which can eventually leak gas.
- When you reconnect the grill to the liquid propane gas container or if you smell gas at any time, check for gas leaks. Follow the manufacturer's instructions. If you detect a leak, immediately turn off the gas and don't attempt to light the grill until the leak is fixed.
- Keep lighted cigarettes, matches, or open flames away from a leaking grill.
- Never use a grill indoors. Use the grill at least 10 feet away from your house or any building. Do not use the grill in a garage, breezeway, carport, porch, or under a surface that can catch fire.
- Do not attempt to repair the tank valve or the appliance yourself. See an liquid propane gas dealer or a qualified appliance repair person.
- Always follow the manufacturer's instructions that accompany the grill.

Source:

www.cpsc.gov/cpsc/pub/prere/197/97128.html



Marinated Grilled Shrimp

Ingredients

- 3 cloves garlic, minced
- 1/3 cup olive oil
- 1/4 cup tomato sauce
- 2 tablespoons red wine vinegar
- 2 tablespoons chopped fresh basil
- 1/2 teaspoon salt
- 1/4 teaspoon cayenne pepper
- 2 pounds fresh shrimp, peeled and deveined
- skewers



Directions

1. In a large bowl, stir together the garlic, olive oil, tomato sauce, and red wine vinegar. Season with basil, salt, and cayenne pepper. Add shrimp to the bowl, and stir until evenly coated. Cover, and refrigerate for 30 minutes to 1 hour, stirring once or twice.
2. Preheat grill for medium heat. Thread shrimp onto skewers, piercing once near the tail and once near the head. Discard marinade.
3. Lightly oil grill grate. Cook shrimp on preheated grill for 2 to 3 minutes per side, or until opaque.

Source: <http://allrecipes.com/Recipe/Marinated-Grilled-Shrimp/Detail.aspx>

The art and science of PRICE (How does your home size up?)

One of the first and most important steps a seller must take before putting your home on the market is setting the listing price – or how much your home is worth. Price too high and you might scare away eager buyers. Price too low and you might have trouble negotiating a reasonable offer down the road – especially in a market where buyers feel they have the upper-hand and more sellers are bringing additional concessions to the table.

Many times your REALTOR® will walk you through this process with a Comparable Market Analysis (CMA). A CMA is the report real estate agents use when they conduct an in-depth analysis of a home's worth in today's market. In nearly all cases your REALTOR® is a trustworthy source to lean on when determining your homes' value. At the same time, smart homeowners should know just how REALTORS® come to their conclusions. Here's a glance at what you should be looking at when setting your initial listing price.

Comparable Listings and Sales

- Look at homes that were or are listed over the past six months and are within a ¼ mile to a ½ mile of your neighborhood.
- Compare square footage, number of rooms, size of the lot, and age of the home if possible.
- Watch for neighborhood divides. For instance, don't pull homes from areas that might be considered the 'wrong side of the track.' That could drastically and incorrectly reduce the value of your home.



Sold Comps

- Compare original list price to final sales price to determine if any price reductions were applied.
- Compare final sales price to actual sold price to determine ratios.

Withdrawn & Expired Listings

- Pay attention to why these homes were taken off the market and learn from the seller's mistakes. Take action to prevent your home from falling into this category.
- Check out the brokerage that listed the home. Do they normally sell everything and are having trouble with this one? Or is the brokerage skimping on marketing for the home?

Pending Sales

- Pay close attention to any price reductions and make note of how often they happen.
- Days on market could have a direct effect on your homes' listing-to-sold time. This ratio will also allow you to set reasonable goals and expectations for your home with your REALTOR®.

Active Listings

- Many of these homes are your competition and it's important to keep an eye on what they are doing.
- Tour these homes. What makes them appealing? What doesn't? Try to recreate the feeling or learn from their mistakes in your home.



Depending on the market's current conditions you may need to price differently. For instance, in a buyers market you might set your listing price near comparable value with the knowledge that you might have to settle for less.

The reality is, your REALTOR® is the expert on pricing homes in your neighborhood. After all, it is their job. Talk to your REALTOR® and ask for a free CMA on your home.

Source: www.Zillow.com

The Tech Side of Real Estate (and some fun stuff, too!)



The Internet has become the mainstream place where home buyers shop for Real Estate. Buyers can shop for homes in a certain geographical location from anywhere they have an Internet connection. There is a vast amount of up-to-date information where buyers can often learn much more about the home, the community, schools, all in the same place. Over 100,000,000 buyers view homes online per month.



The Virtual Tour is a wonderful marketing tool which brings the buyer to the home without physically being there. A *virtual tour* can assist in making the seller's home more inviting. It gives the home buyer a better representation of the home in a pleasant slide show format. Some virtual tours use 360° "Panoramic" technology which make you feel like you are standing in the middle of the room itself. Virtual tours are just another way to help buyers who are out of the area or simply do not have the time to see a home they may be interested in. It also helps narrow down which homes are to be considered for a follow up visit or to seek additional information from your Realtor. Internet home listings with virtual tours typically get more buyer views than those without virtual tours.

SodaSnap for iPhone

SodaSnap is a free iPhone application that allows you to turn any photo on your iPhone or iPod Touch into an electronic postcard you can share with friends through email and the SodaSnap Gallery.



Snail mailing a paper postcard is SO last century. The *SodaSnap Postcards* app brings a new approach to this nostalgic style of communication.

Take a picture from within the application or browse through your own photo library, select one or more recipients, add a greeting and send it on its way. Your image and greeting is placed in a simple postcard format, which passes through SodaSnap's server and then is immediately sent to the addressees. A courtesy copy of your postcard will be sent to your own email address so you can see how it looks. The recipients receive an email postcard and a link to the photo's location on Google Maps.

Source: www.TopTenReviews.com

Check it out at www.SodaSnap.com.

daily thoughts

Everything happens for a reason. Nothing happens by chance or by means of good or bad luck. Illness, injury, love, lost moments of true greatness and sheer stupidity all occur to test the limits of your soul. Without these small tests, if they be events, illnesses or relationships, life would be like a smoothly paved, straight, flat road to nowhere.

Make every day count. Appreciate every moment and take from it everything that you possibly can, for you may never be able to experience it again.

Have a wonderful June. See you next month! Lori and Dave



If you are currently working with another Broker please do not consider this a solicitation..

