

July / August 2012



Lori Czaya

Phone: (727) 534-3141

2144 Seven Springs Blvd, Trinity, Florida 34655

Email: LORI@YourFloridaListing.com

Web: www.YourFloridaListing.com

Subscribe: www.GetOurNewsletter.com

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Parmesan Roasted Corn on the Cob

Fire up the grill with this simple, delicious summer favorite.

Ingredients

- 1/2 cup mayonnaise
- 5 ears corn, husk and silk removed
- 1 cup shredded Parmesan cheese
- 1 tablespoon chili powder
- 1 teaspoon salt
- 1 teaspoon ground black pepper



Directions

- Preheat an outdoor grill to medium-high heat and lightly oil grate.
- Brush a thin layer of mayonnaise on each ear of corn. Sprinkle the corn with the Parmesan cheese, chili powder, salt, and pepper. Wrap each ear with aluminum foil and place on the grill.
- Grill, turning occasionally, until the kernels begin to brown, about 10 minutes.

Source: <http://allrecipes.com/>

Have a Great "Back-to-School" Transition

It's August, and that means the kids will soon be heading back to school. Of course, the transition from summer to school time can be difficult for both children and their parents. Even children who are eager to return to class must adjust to the greater levels of activity, structure, and, for some, pressures associated with school life. Here are some suggestions to make the switch successful.



1. It's a good idea to take your child in for a physical and eye exam before school starts. If your child will be participating in a sports activity, your family doctor may have to sign a release form to permit your child to participate. Immunizations are also important to have up-to-date before the school year begins. Stock up on supplies for less. During the month of August, some states (including Florida) offer a "sales tax holiday," which means that certain products won't be taxed during a set period of time. This is a great opportunity to save money on back-to-school items including clothes, shoes, and supplies. Check to see if your state participates in sales tax holidays. Reestablish the bedtime and mealtime routines (especially breakfast) at least one week before school starts. Prepare your child for this change by discussing with them about the benefits of school routines in terms of not becoming over tired or overwhelmed by school work and activities. Include pre-bedtime reading and household chores if these were suspended during the summer. Turn off the TV for a couple of weeks (or over the course of an entire summer) to encourage your child to play outside. Encourage quiet games, puzzles, use flash cards, color, or read instead of watching television in the morning. This will help ease your child into the learning process and school routine. If possible, maintain this practice throughout the school year.

2. Pack a smart lunch. Studies have shown that children who eat healthful, balanced breakfasts and lunches are more alert throughout the school day and earn higher grades than those who have an unhealthy diet. Pack an easy lunch by piecing together things that don't need a lot of preparation. A piece of fruit, a low fat yogurt, individual packs of baby carrots, and sliced turkey wrapped in a tortilla would be a great, balanced, lunch.

Help! My Listing Expired. Now What?



An expired listing or a property that did not sell during the listing contract period often leaves sellers feeling helpless and disappointed that their home didn't sell quickly and for top dollar. Another common term associated with this concept is a cancelled listing, which are properties that were taken off the market before the listing expired.

While it is certainly not ideal for sellers, an expired or cancelled listing shouldn't discourage them from listing their home again. In fact, taking the home off the market, re-evaluating important selling points such as price, marketing and condition, and then putting it back on the market can inject life in a less-than-illustrious listing.

When there are a lot of homes on the market, buyers have a lot to choose from. This is when the law of supply comes into play: when supply goes up, demand goes down and price is usually not far behind. Here's the other caveat - new listings that hit the market have a higher likelihood of selling quicker if they are priced correctly from the start. So, if a seller decides to price too high when the home is first listed, there's a higher probability that the home will sit longer - simply because comparable homes priced correctly, will sell faster.

The good news is, with adjustments in price, condition and marketing; sellers can increase the likelihood that their home will get sold! As families prepare to move before school starts, summer is historically a great time to list or re-list your home.

10 ways to keep cool during the summer heat wave

It's getting hot in here! As the temperatures rise, make sure you take the necessary precautions to keep cool.

1. Never leave children or pets alone in closed vehicles.
2. Stay indoors as much as possible and limit exposure to the sun.
3. Stay on the lowest floor, out of the sunshine, if air conditioning is not available.
4. Schedule outdoor games and activities early in the day, before the asphalt and atmosphere heat up in the mid-to-late afternoon hours.
5. Consider spending the warmest part of the day in public buildings such as libraries, schools, movie theaters, shopping malls, and other community facilities. Circulating air can cool the body by increasing the evaporation rate of perspiration.
6. Eat well-balanced, light, and regular meals. Avoid using salt tablets unless directed to do so by a physician.
7. Drink plenty of water, even if you do not feel thirsty. Avoid drinks with caffeine. Persons with epilepsy; heart, kidney, or liver disease; are on fluid-restricted diets; or have a problem with fluid retention should consult a doctor before increasing liquid intake.
8. Dress in loose-fitting, lightweight, and light-colored clothes that cover as much skin as possible. Avoid dark colors because they absorb the sun's rays.
9. Check on family, friends, and neighbors that do not have air conditioning or that spend much of their time alone.
10. Check on your animals frequently to ensure that they are not suffering from the heat. Go to a designated public shelter if your home loses power during periods of extreme heat.

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

We Love Referrals!



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by Lori J. Czaya Florida Luxury Realty



PENDING

Active with Contract

MLS #: W7522997 (Single Family Home)

3434 Foxhall Drive

County:	Pasco	City:	Holiday, FL 34691
Bedrooms:	4BR	Price:	\$174,900
Bathrooms:	3	Subdivision:	Glenwood of Gulf Trace
Year built:	1994	Square Feet:	2,292

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



SOLD

MLS #: SOLD (Single Family Home)

SOLD - Call us! We'll find you another.

County:	Pasco	City:	Trinity, FL 34655
Bedrooms:	3BR		
Bathrooms:	2	Subdivision:	Trinity Oaks South
Year built:	1997	Square Feet:	2,511

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



SOLD

MLS #: SOLD (Single Family Home)

SOLD - Call us! We'll find you another.

County:	Pasco	City:	Zephyrhills, FL 33545
Bedrooms:	4BR		
Bathrooms:	2	Subdivision:	Bridgewater
Year built:	2005	Square Feet:	1,467

This listing provided courtesy of Re/Max First and Lori Czaya



SOLD

MLS #: SOLD (Single Family Home)

SOLD - Call us! We'll find you another.

County:	Pasco	City:	Trinity, FL 34655
Bedrooms:	3BR		
Bathrooms:	2	Subdivision:	Fox Wood
Year built:	1999	Square Feet:	2,018

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



MLS #: SOLD (Single Family Waterfront Home)

SOLD - Call us! We'll find you another.

County:	Pasco	City:	New Port Richey, FL 34652
Bedrooms:	2BR		
Bathrooms:	2	Subdivision:	Flor-A-Mar
Year built:	1978	Square Feet:	1,829

This listing provided courtesy of Keller Williams and Lori Czaya



MLS #: LEASED (Single Family Home)

LEASED - Call us! We'll find you another.

County:	Pasco	City:	Trinity, FL 34655
Bedrooms:	4BR		
Bathrooms:	3	Subdivision:	Fox Wood
Year built:	2002	Square Feet:	2,290

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



MLS #: LEASED (Single Family Home)

LEASED - Call us! We'll find you another.

County:	Pasco	City:	Trinity, FL 34655
Bedrooms:	4BR		
Bathrooms:	2/1	Subdivision:	Fox Wood
Year built:	2000	Square Feet:	2,400

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



MLS #: W7515416 (Waterfront) Incredible Sunset Views

6196 Seaside Drive

County:	Pasco	City:	New Port Richey, FL 34652
Bedrooms:	4	Price:	Now \$474,900
Bathrooms:	3	Subdivision:	Gulf Harbors (Sea Forest)
Year built:	2000	Square Feet:	3,216

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



MLS #: W7519530 (Single Family Home - Active 55+ Community)

1245 Winding Willow Dr

County:	Pasco	City:	Trinity, FL 34655
Bedrooms:	3BR	Price:	\$195,000
Bathrooms:	2	Subdivision:	Heritage Springs Village
Year built:	2000	Square Feet:	1,983

This listing provided courtesy of Florida Luxury Realty and Lori Czaya





MLS #: W7521678 (Villa / Condo - Active 55+ Community)

8151 Braddock

County:	Pasco	City:	Port Richey, FL 34668
Bedrooms:	2BR	Price:	\$48,900
Bathrooms:	2	Subdivision:	Timber Oaks Fairway
Year built:	1979	Square Feet:	1,000

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



MLS #: W7519048 (Single Family Townhome)

1405 Lahara Way

County:	Pasco	City:	Trinity, FL 34655
Bedrooms:	3BR	Price:	\$169,900
Bathrooms:	2 1/2	Subdivision:	Townhomes at Fairview
Year built:	1999	Square Feet:	1,710

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



MLS #: W7519826 (Single Family Townhome)

1409 Lahara Way

County:	Pasco	City:	Trinity, FL 34655
Bedrooms:	3BR	Price:	\$189,900
Bathrooms:	2 1/2	Subdivision:	Townhomes at Fairview
Year built:	1999	Square Feet:	1,710

This listing provided courtesy of Florida Luxury Realty and Lori Czaya



MLS #: W7517989 (Single Family) - POOL HOME

9415 Rutland Ln

County:	Pasco	City:	Port Richey FL 34668
Bedrooms:	3	Price:	\$105,000
Bathrooms:	2	Subdivision:	Regency Park
Year built:	1987	Square Feet:	1,608

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