

January 2016



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A New Years Recipe (it's all about the food)

Prosciutto Bread

Unroll one 11-ounce tube refrigerated French bread dough and sprinkle with 1/4 teaspoon pepper. Cover with 8 slices prosciutto. Roll into a log and twist, pulling and shaping it into an 8-inch ring. Pinch the ends together. Place on a parchment-lined baking sheet, brush with olive oil and bake at 375 degrees F until golden, 20 minutes. Brush with more oil; bake 5 more minutes. Remove from the oven and brush with more oil.



Photograph by Antonis Achilleos

Resolution Cocktail

Combine 1 1/2 ounces vodka, 2 ounces apple cider, 1 pinch ground ginger, 1 pinch powdered chai tea mix (optional), 1 ounce merlot and a splash of lime juice in a shaker filled with ice. Shake vigorously, then strain into a martini glass. Garnish with an apple slice.

Photograph by James Wojcik
Recipes courtesy of Food Network Magazine



<http://www.foodnetwork.com>

Thought of the Day:

“Although no one can go back and make a brand new start, anyone can start from now and make a brand new ending.” — Carl Bard

The New Year is here. Let's go forth and make this the best year of our lives... so far.

New home sales and commercial construction is continuing to boom here in our Trinity FL area.



How about a little New Year Trivia!

Time Square New Year's Eve Ball was first dropped in 1907 after there was a fireworks ban. Back then, a 700-pound ball embellished with 25-watt bulbs made of iron and wood was dropped. Now, it weighs 11,875 pounds, is 12 feet in diameter and is adorned with 2,668 Waterford crystals.

The Top 10 resolutions are usually to lose weight, eat more healthily, exercise more, stop smoking, stick to a budget, save money, get more organized, be more patient, find a better job and to just be a better person over all.

The earliest known New Year celebrations were in Mesopotamia and date back to 2000 B.C. The early Romans used March 1 as New Year's Day. Other cultures used the autumn equinox or the winter solstice to mark the new year. The Gregorian calendar, which marks January 1 as the new year, was adopted by the Roman Catholic Church in 1582.

January is named after Janus, the god with two faces, one looking forward and one looking backward.

Florida, not unlike other areas of the country, has experienced higher than usual temps this season. This is not to say that we are complaining. Typical December temperatures are in the low 70's. This year, it has been high 70's to low 80's. Unusual? Yes. Uncomfortable? Heck, no. Join us at the beach and we'll prove it!

The US central bank (The Fed) has raised interest rates by a quarter percentage point and pledged a gradual pace of increases. This marks the end to the near-zero borrowing costs that have prevailed since the US was struck by the worst financial crash in modern times. How will this affect your plans to buy a new home in 2016?

WE HAVE A NEW WEBSITE

We have been working very hard on our new website. It was created from the ground up and we're very proud of what it is becoming. It is Mobile-Device Ready and has many new features and tons of new content. And, we will continue to refine it, so please drop by often.

WWW.YOURFLORIDALISTING.COM

New Year's Resolutions for Your Home

This January, resolve to spot potential maintenance issues before they become costly catastrophes. Here are some ideas:

- Ensure that all smoke detectors are functioning properly. While the batteries in a smoke detector should be replaced at least twice per year, you should also check them occasionally. Most units have a test button that will cause the alarm to sound when pressed.
- Consider having your home tested for lead and radon. If your home was built before 1978, when the use of lead paint was banned, lead paint testing is a worthwhile investment. A test of a paint chip costs \$50 or less and can detect the toxic substance that causes lead poisoning. Regardless of your home's age, radon may be a threat. Most hardware stores sell an inexpensive radon test kit.
- Have you noticed a musty smell, or do you suffer from allergy symptoms like watery eyes or congested sinuses? These may be signs that mold growth exists somewhere in your home. If you find mold, remove it to avoid the risk of serious health problems. Mold growth within the walls may be caused by a leaky pipe. Observing your home's water meter should help you determine if any pipes are leaking. When you are sure that no water is running, check the number on the meter and then check it again after a half hour. If the number is different but no water has been run, it is likely that there is a leak somewhere in the home.
- January lies at the peak of fireplace season. Continue to enjoy your fireplace safely by having it swept when necessary. The timing between cleanings can vary, so investigate before you call a chimney sweep. Chimney fires can ignite when creosote, a tar-like substance, accumulates inside the chimney. You can test for creosote build-up by shining a strong flashlight into the chimney and probing the walls with a fireplace poker. Be sure to wear goggles and a dust mask. If the poker scratches a groove that is a quarter-inch thick or more, refrain from using the fireplace until the chimney is cleaned. Either way, you will want to schedule a sweep soon.



If you are currently working with another Broker,
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SNOWBIRD SPECIAL #1

List Price: \$165,000

MLS: W7614264

Brokered by Florida Luxury Realty

Rare Condo – 3BR/2BA plus Loft in Palm Harbor

Welcome to Bentley at Cobb's Landing. A rare find, this beautifully appointed condo has 3 bedrooms with 2 full baths plus a large loft; at 1,579 sqft, it is the largest floor plan available at Cobb's Landing. Beautifully painted in neutral tones throughout, newer carpeting, upgraded lighting fixtures, and premium ceiling fans are the perfect touch. The loft can be used as guest quarters or 4th bedroom, an office, or for entertaining. The great room has vaulted ceilings for an open, spacious feel. Relax with your morning tea on your screened balcony which overlooks the courtyard. Maple cabinets, granite countertops, and stainless steel appliances adorn the tiled kitchen which is conveniently adjacent to the dining area. The master bedroom has a large walk-in closet and a master bath with maple cabinetry and a granite countertop while the split floorplan, secondary bedrooms have double door closets. There is also an inside washer and dryer. You will get a covered carport and storage. Live in comfort and security in this gated community which includes a community pool, spa, fitness center, playground, and even a car wash station. Cobb's Landing is convenient to shopping, restaurants, beaches, the airport, and more. Enjoy the Florida lifestyle at Cobb's Landing.



SNOWBIRD SPECIAL #2

List Price: \$52,900

MLS: W7614416

Brokered by Florida Luxury Realty

Beautiful 3BR/2BA 55+ Condo

Welcome to Pine Ridge at Sugar Creek in Hudson. Live a maintenance free lifestyle in this gated 55+ adult Village featuring a community heated pool and spa, an active resident clubhouse with billiards and a library, tennis courts, horseshoe pits, and shuffleboard. There is even an on-site car wash station. This 3 bedroom 2 full bath 2nd floor condo has plenty of natural light flowing through. The kitchen comes with all appliances and has a separate eating area overlooking the formal dining room and adjacent living room. Relax with a morning tea on your screened balcony. The master bedroom has a walk-in closet and master bath with shower. There are two generously proportioned secondary bedrooms. One bedroom has two closets while the other has a separate double door entry and could be used as a den or office. The second bathroom has a tub with shower and a bench seat and safety bar. For convenience, there is an inside laundry room complete with a washer and dryer and extra shelving. Pine Ridge at Sugar Creek is conveniently located just 3.1 miles west of the Suncoast Parkway (SR-589), and minutes from shopping and restaurants. All this for under \$53K! Enjoy the Suncoast Florida lifestyle and Pine Ridge at Sugar Creek.