



Anna Maria Sales Team's Real Estate Report *Find Your Place in the Sun*

July 2018

Featured For Sale

Monthly Island Sales Stats

For Sale from AMST

Hot Pick of the Month

Recently Sold

Featured for Sale



215 64th street ~ 5 bed/3.5 bath ~ \$1,395,000

June 2018

Monthly Island Sales Info

Ten Ways to Turn Your House into an Energy Efficient Home

Written by Caleb Halvorson-Fried

Energy costs are on the rise, and the consequences of decades of burning fossil



June 2018 Island Sales

Single Family Homes:

Sold Price down 16.22% since 2017

2018 Single Family Home Sales - 17

\$1,036,412 Avg Sold Price

2017 Single Family Home Sales - 25

\$1,237,100 Avg Sold price

Condos:

Sold Price down 18.81% since 2017

2018 Condo Sales - 34

\$766,412 Avg Sold price

2017 Condo Sales- 41

\$943,973 Avg Sold Price

Multi-Family:

Sold price up 13.35% since 2017

2018 Multi- Family Home Sales - 4

\$653,750 Avg Sold Price

2017 Multi-Family Home Sales - 6

\$576,750 Avg Sold Price

Land:

Sold Price UP 2 since 2017

2018 Vacant Land Sales - 2

\$527,250 Avg Sold price

2017 Vacant Land Sales - 0



consequences of decades of burning fossil fuels that release greenhouse gasses are affecting our weather and endangering our own existence. This tragic scenario has the potential to become even worse, but there are things you can do to help preserve our planet. One of the best ways to make a difference is by having an energy efficient home. This will help to save the planet in addition to saving money on your electricity bill. The average family spends more than \$2000 on utility bills each year, but you can hold onto a substantial portion of that money

by being smart about your energy choices. It's not often that you can be both cost effective and good for the environment, but by taking a closer look at these points, you'll be able to lead the way in saving energy.

1. GET AN ENERGY EFFICIENCY AUDIT

It seems logical that the first step toward saving energy is detecting how you may be wasting energy. An energy audit is a visit made by an energy professional who inspects your home to determine where efficiency can be improved and waste can be reduced. Make sure you follow the advice given, and if there are expensive things to take care of, ask for a more affordable option or a second opinion. Once you've had an energy efficiency audit, start the repair process ASAP to turn your house into an energy efficient home.



2. INSULATE AND SEAL LEAKS

Make sure your house is properly insulated because insulation keeps the cool air in during the summer and the warm air in when it's cold.

Attics and basements tend to get neglected because they don't get used on a day-to-day basis, but a large amount of heated or cooled air can escape from storage spaces like these. You can measure the level of

Anna Maria Sales Team's
FOR SALE!



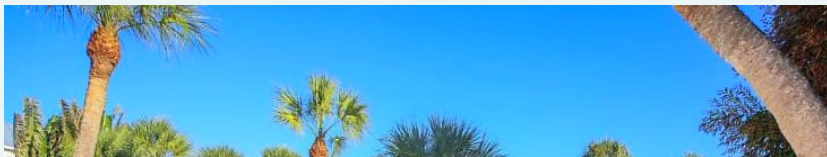
244 S. Harbor #3

2 bed/ 2 bath

Waterfront with private dock!

\$614,000

Breathtaking views abound from this spacious bay front 2 bed/2 bath beauty! Enjoy open water views of Anna Maria Sound from every angle. Park in your own one car garage or pull the boat into your deeded slip and relax out back in your screened lanai. Use the elevator to go all the way to the rooftop deck or anywhere in between. The open living area has views of the heated bay side pool and Anna Maria Sound with plenty of space to relax & enjoy!...[read more here.](#)



insulation yourself, and if your attic has less than 11 inches of fiberglass or 8 inches of cellulose, you should consider adding more. Also, leaks that allow cold air to slip into your house and drive up your heating bill are often found around doors and windows. Fill these with foam sealant and frequently check for new cracks or seams that may have developed.

3. GO WITH THE FLOW

A good energy-saving practice is to regulate your water consumption with low-flow fixtures or restrictor valves, which are inexpensive and easy to install. According to government data, this kind of addition to your house can reduce your water consumption by at least 50% and save you around \$145 per year. That's equal to several visits to the movies with your family or getting that cool, new gadget you've been waiting for.

4. LET THERE BE LIGHT

Proper lighting is vital to our daily functioning, and it's one of the unavoidable expenses in our homes. One way to save some energy and money in the long term is to exchange your regular incandescent bulbs for fluorescent or LED bulbs throughout the house. LED bulbs last 20 times longer and give off more light while using much less energy. Think of this as an investment. While they are more expensive per bulb than regular bulbs, they will immediately save you a noticeable amount of money on your electricity bills. This is a must for energy efficient homes.



5. TIME TO INVEST

If a dishwasher is a must at your house, check the age. Modern dishwashers use an average of 5.8 gallons of water per cycle, while

older models can use as much as 10 gallons per cycle. If you need any other appliances like washing machines, microwaves, or refrigerators, try to get products certified by Energy Star. These appliances will pay for themselves many times over by saving energy costs during operation.



213 70th street, Holmes Beach

3 bed/2 bath

Newly renovated pool home!

\$1,179,000

RENTAL INCOME OVER \$70,000 ON THE BOOKS FOR 2018! OVER 28K ALREADY FOR 2019 with WEEKLY rental zoning. 5 DOORS FROM THE BEACH, this lovely island home with an open floor plan was completely updated in November of 2017. Some of the special features include a brand new kitchen and appliances, plank tile flooring throughout, designer fixtures & furnishings and your very own tiki bar on the screened porch. This well maintained beach house also has a brand new metal roof with a 25 year warranty [...read more here...](#)



Expert picks for great buys in today's market!
**Contact Kathleen & Erin & Jason
for more info today!**

Top Island Buys!

operation.

6. FANS ARE FUN

Well, to be honest, they're not that fun, but they are a good option to keep your house at a comfortable temperature when the weather is hot. Using a fan will prolong turning on the air conditioner, thereby cutting costs. Another plus: fans are available in every home improvement store in America at very low or affordable prices. If you have a ceiling fan, you can put that to use as well. Turning on your ceiling fan in the summer is equal to 4° of cool air that doesn't have to come from your electricity bill. You can also use your ceiling fan in the winter: by reversing the direction (from counter clockwise to clockwise), you can push rising hot air back to floor level and trap heat inside.

7. SMART THERMOSTATS

If fans aren't for you, try raising your thermostat by a few degrees in the summer and lowering the heat in the winter. You'll quickly get used to the new temperature, and it's worth it to save costs on heating and cooling - especially since climate control takes up almost half of an average household's utility bill. Another way to save on heating and cooling is with a smart or programmable thermostat. These devices will adjust the temperature to your family's usage patterns: they know when you're working on the weekdays or home on the weekends, and they can raise or lower the temperature accordingly. You can also program them yourself to use less energy while you're asleep or away from home.

[CLICK HERE](#) to continue to full article...

To purchase your place in the sun, contact the Anna Maria Sales Team today!

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler & Jason Hrnak

www.AnnMariaSales.com

Whether buying or selling, the Anna Maria Sales Team is here for all your real estate needs.

Kathleen White
941-773-0165

KWhite35@tampabay.rr.com

Erin Joy Heckler
941-448-5616

Erin@IslandReal.com

Jason Hrnak
941-773-6572

JHrnak@gmail.com

1. Ground floor condo close to the beach!

2/2 ~ \$639,000

2. Duplex in a great location!

2/1 + 2/1 ~ \$669,000

3. Updated pool home in Anna Maria!

3/2 ~ \$895,000

Anna Maria Sales Team's SOLD:



WE SOLD

611 Dundee Lane

\$615,000

Key Royale Canal Home

WE SOLD

5200 Gulf drive #508

\$535,000

Gulf front condo!



Thinking about selling?

The market has appreciated!

If you bought just a few years ago, your home may be worth more. We can provide information on *how*

much your home is worth. Call or email us, and we can discuss recent sales and pricing possibilities with you.

FEATURED FOR SALE!



High Performance Luxury Vacation Rental
215 64th street, Holmes Beach

5 bed/3.5 bath

\$1,395,000

HUGE PRICE REDUCTION!! Tropical paradise grossing \$90-100K/year!! This 5 bed/4 bath elevator home is a fantastic rental! Only a block to the beach! It is a perfect Florida getaway with a backyard paradise pool, tiki bar, tropical landscaping, a game room, great porches & large garage! [...read more here...](#)

Anna Maria Sales Team

Find Your Place in the Sun



Kathleen White
941-773-0165

KWhite35@tampabay.rr.com



Erin Joy Heckler
941-448-5616

Erin@IslandReal.com



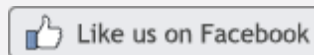
Jason Hrnak
941-773-6572

JHrnak@gmail.com



www.AnnaMariaSales.com

STAY CONNECTED



Island Fun, Facts & Photos...

[Facebook.com/AnnaMariaSalesTeam](https://www.facebook.com/AnnaMariaSalesTeam)

