



Anna Maria Sales Team's Real Estate Report

September 2015

**Island Highlights-
Remodelling**

.....
Hot Pick of the Month

.....
Monthly Island Sales Stats

.....
For Sale

.....
Recently Sold



Featured FOR SALE -315 Hardin Ave

Monthly Island Sales Info

Island Highlights

August 2015



August Sales

2015 -

Sold Price up 12% since 2014

Single Family Home Sales- 16

\$849,188 Avg Sold price

2014 Home Sales - 17

\$759,706 Avg Sold price

2015 -

Sold Price down 2% since 2014

Condo Sales- 10

\$529,985 Avg Sold price

2014 Condo Sales- 13

\$537,040 Avg Sold price

2015 -

Sold Price up 177% since 2014

Multi-Family Home Sales - 1

\$1,300,000 Avg Sold price

Anna Maria Island...

10 Things to Ask Your Contractor Before You Start

by Anne Higuera CGR, CAPS
Houzz Contributor and remodeler

Ask these questions before signing with a contractor for better communication and fewer surprises along the way

Remodeling or building a new home is a big financial and emotional investment. A big investment of your time if you want to be closely involved in the decision-making. What to expect before the project gets started will help you better prepare for the 10 questions you should always ask your contractor before starting a home renovation.

1. What is our schedule? A schedule is more than just a start and end date. Having an outline of tasks and timing will give you a big-picture view of sequencing and dependencies, such as tile and countertops. It will also give you a benchmark so that you know if you're slipping by a day or two.

With small projects such as kitchens and baths, schedule is everything. The contractor determines the start date and sub-trades need to be scheduled in quick succession. Don't start without a schedule that tells you what days and times workers will be on site.

2. Who will be here every day? Depending on the size and structure of the construction project, the answer could vary widely. Many remodelers use a lead carpenter system, where the carpenter (sometimes called a superintendent) is responsible for day-to-day work on site, from hammering as well. Ask your contractor direct questions about who will be responsible for scheduling and locking up, who will supervise subcontractors on site and who to call on a day when you have questions.

3. How will you protect my property? This is a conversation best had before demolition begins. You don't want to come home and find dust all over the house. There are a number of dust-control measures that can be taken, and talking about it ahead of time will provide you with a plan. How the construction area will be cordoned off from the rest of your home and how you will move through your house.

There's also the issue of stuff - all the books, furniture, drapes, delicate vases on the wall. It's helpful to remove them all from the construction zone. This includes pictures on walls or sitting on shelves in adjacent rooms, since they can shake loose from the wall when hammering. If you leave them as-is, it will cost to have them moved and move them out of the way, and you risk damage in the process. It's better to move it all at once.

2014 Multi-Family Home Sales - 4
\$469,256 Avg Sold price

2015-
Sold Price up 200% since 2014

Vacant Land Sales - 2
\$1,020,000 Avg Sold price

2014 Vacant Land Sales - 2
\$511,250 Avg Sold price

Anna Maria Sales Team's
FOR SALE!



4 bed/ 3 bath Pool home
Steps to beach
\$1,249,000

This beautifully remodeled 4 bed/3 bath coastal cottage is just steps to the soft sugar sand beaches of the Gulf! Enjoy the Salt Life with this perfect island retreat. 2 master suites with private baths...

safe and sound.

4. How will you communicate with me? With every mode of electronic communication at your fingertips, you may have some ideas about how you would like to receive information about your project. Your contractor likely has specific ways he or she likes to communicate. Whether it's through cloud-based schedules or maybe just phone calls. Make sure you understand how you want to be contacted and receive information. If the contractor's format doesn't give you what you need, agree on a method and format so that you're not in remodeling limbo or worse. Weekly meetings at a specific time are an effective way to make sure you see your contractor and a project manager person to get your questions answered.

5. What part of my project concerns you? There's always something unknown about a project, and an area that is most likely to trigger an immediate change order. Odds are, you know what that is. Talking about it upfront and running some worst-case-scenarios can help. Doing some early, selective demolition to get more information could be the best way to handle on what may be ahead.

[Click here for more...](#)

To purchase your island dream, contact the Anna Maria Sales Team

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler

www.AnnamariaSales.com

Whether buying or selling,

the Anna Maria Sales Team is here for all your real estate needs

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Erin Joy Heckler

941-448-5616

Erin@IslandReal.com

[Learn more...](#)



2 bed/2 bath villa
Perico Bay Club
\$229,900

JUST REDUCED!!! Bring us an offer! Not only the lowest priced villa, but the lowest price in Perico Bay Club! This 2bed/2bath villa with its own separate garage is open and bright with water views! Enjoy the Florida sunshine in your private courtyard, or relax on your deck and watch the birds and views overlooking the pond...

[Learn more...](#)



Expert picks for great buys in today's market

Contact Kathleen & Erin
for more info today!

Great Investment-

Beautiful 3/2 condo in gorgeous Gulf front community!

ONLY \$1,229,000

Great Value-

Bright & open 3/2 townhome with garage!

ONLY \$471,900

Great Potential-

Close to beach & shops - 2/1 home on 12k sf lot!

ONLY \$570,000

Great Location-

Steps to the beach - 3/2 waterfront home!

ONLY \$659,000

FEATURED FOR SALE!

3 bed/ 2 bath
Canalfront home on Sailboat water
\$849,000

This beautiful 3 bed/2 bath custom canal front home on deep sailboat water, has no bridges to the bay, and is located on a quiet cul-de-sac, overlooking mangroves with beautiful views of Bimini Bay...

[Learn more...](#)

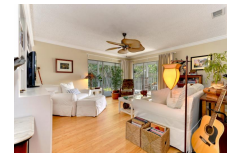
Anna Maria Sales Team's
SOLD!

WE SOLD -
3718 Gulf Dr-
\$1,750,000

Gorgeous Gulf views from this charming classic Florida beach resort!

WE SOLD -
8402 14th Ave-
\$273,000

A 4 bed/3 bath home in the perfect location in NW Bradenton!



2 bed/2 bath
CANAL FRONT on Sailboat Water
\$799,000

This lovely canal front home, on a quiet street in the city of Anna Maria, is the perfect weekend or a lifetime! From the moment you step through the front door you feel this touches. The open concept beckons you to relax and enjoy the lush views overlooking the large glass doors onto the wrap around lanai. The brand new kitchen boasts butcher block ceilings, recessed lighting, stainless steel Energy Star appliances, and a walk-in pantry.

Click [HERE](#) for more info

Anna Maria Sales Team

"The Anna Maria Sales Team ~ your Island experts for your Island life..."



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12/2/2015

Anna Maria Island - Remodelling

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