



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

February 2017

Monthly Island Sales Stats

For Sale

Hot Pick of the Month

Recently Sold

Featured for Sale



206 78th St - 5 bed/ 4.5 bath ~ \$1,679,000

Monthly Island Sales Info

Dream to Done: How to Build a Renovation Plan to

January 2017



January 2017 Island Sales

Sold Price UP 6% since 2016

Single Family Home Sales - 13

\$986,523 Avg Sold Price

2016 Single Family Home Sales - 14

\$812,321 Avg Sold price

Sold Price UP 26% since 2016

Condo Sales - 12

\$526,417 Avg Sold price

2016 Condo Sales- 11

\$388,582 Avg Sold price

Sold Price DOWN 26% since 2016

Multi-Family Home Sales - 1

\$660,000 Avg Sold price

2016 Multi-Family Home Sales - 3

\$891,667 Avg Sold price

Match Your Budget Work with pros to make sure your renovation hopes and dollars line up

Anna Maria Island is a destination location full of possibilities. Many of our clients purchase properties that they want to change or customize to suit their needs. Developing a renovation plan helps to make that idea a reality. Here are some insights on remodeling and renovating from the pros.

*by Erin Carlyle
Houzz Editorial Staff*

As a client, you may feel like you have little influence over whether your remodeling project stays on budget and hits the finish line on time. But you have more control than you might think. Remember, the scope of your project and the specific materials are up to you.

The key to keeping a project on budget and on schedule is nailing down the details before ground breaks. If you've never renovated or built a new home, you may not be sure about how the seed of an idea turns into a completed project. Here's a road map for two early steps: putting together your renovation team and nailing down your project's cost.

Who Will Help You Build Your Vision?

Before you meet with a professional, you should know what you want to accomplish. Is your goal to tear out your entire kitchen and start fresh? Or are you looking for less costly upgrades, perhaps replacing cabinet fronts and a tired backsplash? Or do you want to remodel your whole house?

Some homeowners know only that the current home isn't working for them but aren't sure how to fix it. If you are in this group, you may decide to work with professionals who can help you develop a plan and advise you on cost. A recent survey showed that 85 percent of Houzzers who renovated in 2015 did so with professional help. The survey covered 120,000 registered Houzz users, including 70,000 who renovated.

What Exactly Do Pros Do?

The most important documents you will need are the construction plans. Your building plans must be approved by an agency to make sure the home is safe and meets local codes. So unless you are familiar with building codes and construction methods, you will want to hire a professional to draft these plans. Rules for which pros can draft plans vary by state (and in some states by county or municipality) and with the size and type of project. Look to the local building department or the professionals you contact to explain the rules in your area.

Each profession has its special emphasis. Architects and interior designers create concepts and draw plans. General contractors build the plans. Landscape architects create designs and plans for outdoor spaces. Design-build firms offer both design and building services, some with in-house architects, others by contracting the design work out.

Houzz guides to home improvement pros

Sold one less property than 2016

Vacant Land Sales - 0

2016 Vacant Land Sales - 1

\$820,000 Avg Sold price

Anna Maria Sales Team's

FOR SALE!



Tortuga Inn Beach Resort #164

2 bed/2 bath

Bayview Condo with Fabulous Rentals!

\$499,000

Welcome to Paradise! This spacious and grand 2 bedroom/2 bath bay view condo beckons you to enjoy the beach life! With water views and wonderful natural light, this bright and open space has room for relaxation and enjoyment! The large master suite is open to the enclosed deck with views of the bay. The split bedroom plan allows your guests their own en suite and private entrance... [...read more here.](#)

Houzzers who remodeled in 2015 said the most valuable contributions of general contractors and design-build firms were delivering a quality result, finding the right products and materials, staying on budget and managing the project.

Architects, interior designers, and kitchen and bath designers were appreciated for helping clients integrate their personal style into the design. Houzzers valued architects for understanding and complying with local building codes, and interior designers for finding the right products or materials. But these are only their most-appreciated contributions; each profession has a wide range of skills and resources to offer owners.

Ask About Options

Many pros offer a range of services, from initial design to project management, which may be priced as menu options or charged at per-hour rates. For just one example, architects can provide evaluation and planning services, which can involve site analysis and selection, economic feasibility studies and helping you determine what you want, need and are willing to pay for.

Architecture firms offer design services, including documents that define the space's shape, and they may work closely with engineers as needed in relationship to the structural elements. They also may offer construction management services, involving consulting and coordinating with the various agencies overseeing your project, or manage the bidding process when you search for the right contractor. These are just a handful of the services your architect may provide, so it is worth asking about pricing and what is involved as you shop around. This AIA guide can be helpful. Also, there could be some overlap in the menus of services provided by the different pros, so be sure that you are clear on what you need and what services each will perform.

Even if you are not planning to hire a professional to design or manage your renovation, you may want to hire a pro on a per-hour basis to help you refine your ideas. "A small percentage of upfront money with a professional can really help clarify the scope of the project and the budget before you get too involved," says John Firmin, general contractor at Build-A-Home Inc., in Fayetteville, Arkansas, who founded the firm 16 years ago.

Select Your First Team Member

When hiring your first design team member, you can start with a builder, architect, designer, design-build firm or remodeler, depending on your needs and priorities. If you already know a contractor whose work you like, he or she will probably have a list of architects and interior designers to recommend. That is also true if you start with other pros. You also can use Houzz's directory to find individual professionals, see their past projects and read client reviews.

Narrow your list down to your favorites and then interview a few people. Ask for - and check - references, and drive out to see past projects. Also, see how it might feel to work together - make sure you have a rapport with the professional. You should find out whether they listen and whether they are good communicators, says Jon Dick, an architect with Archaeo Architects in Santa Fe, New Mexico, who has been practicing 30 years and worked on more than 100 homes. "Their design ability is very important," Dick says. "But it's also a long-term relationship. They're going to ask pretty personal questions and know a fair amount about you."



306B 56th St - Holmes Beach

3 bed/2 bath
Pool home frisbee throw to the beach!
\$829,000

Just a hop, skip & a jump to the beach, this fantastic 3 bed/2 bath island retreat is a perfect place for relaxation! The tropically landscaped, private pool beckons you. The oversized 2 car garage has ample room for all your toys. Make your way upstairs to the bright and beautifully appointed great room, with crown molding and high ceilings.!...[read more here.](#)

You should follow this same basic process with an interior designer, landscape architect, general contractor or design-build firm. Keep in mind that the average kitchen remodel takes about five months once construction starts, but three times that long from initial design phase to completion, according to a recent Houzz survey. So the professionals you hire should be people you like and can communicate with.

Whether to Hire One Pro - or More

Which pros and how many you hire is up to you. Among Houzzers who hired pros for their renovation projects last year, nearly half hired a general contractor, builder, kitchen or bath remodeler, or design-build firm - the professionals who actually build the project. About 20 percent employed an architect, interior designer or kitchen and bath designer....

Continue the article [HERE...](#)

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

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler

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

FEATURED FOR SALE!

Anna Maria Sales Team's HOT PICK of the Month!

Expert picks for great buys in today's market!

**Contact Kathleen & Erin
for more info today!**

Top Island Buys!

1. Great rental in Gulf front complex!

1/1 ~ \$299,000

2. Duplex with tons of potential!

5/2 ~ \$725,000

3. Anna Maria - blocks to Bean Point!

2/2 ~ \$594,900

Anna Maria Sales Team's

SOLD!



WE SOLD

445 62nd St

\$192,000

Patio Paradise!

WE SOLD

**308 Sapphire
Lake Dr**

\$518,000

*Harbour Isle
Beauty!*



**5 bed/4.5 bath
Steps to the Gulf!**

\$1,679,000

This beautiful 5 bedroom/4.5 bath newly constructed pool home is a stone's throw to the beach and has room for everyone! Built by renowned island builder, Kevin Hutchison, this energy efficient, low maintenance home comes fully furnished & ready to move in. Relaxation beckons from every corner, starting in your heated pool and spa with wall mounted remote, to the gorgeous peaks of the Gulf from your rooftop deck. High ceilings and large PGT impact windows & doors invite the sunlight in. The gorgeous finishes, from granite counters to wood tile floors, 50 yr warranted metal roof & high end appliances, make for easy care and coastal beauty.

[...read more here.](#)

Anna Maria Sales Team

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Kathleen White
941-773-0165

KWhite35@tampabay.rr.com



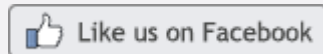
www.AnnMariaSales.com



Erin Joy Heckler
941-448-5616

Erin@IslandReal.com

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