

Harbour Heights Real Estate News®

Fisherman's Village
Realty, LLC

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OPENING SOON!

At the corner of Adams Street and Broadpoint Drive sits a piece of land that has been an eye sore in this neighborhood since Hurricane Charlie roared through here in 2004. Kings Automotive/Woody Lee Tire Center and Bills Barber shop got hit pretty bad in the storm. Bill Scheetz relocated his business, which had been a gathering place for many out of Harbour Heights. The small concrete block building was sold to the neighboring King business with the idea of being a dispatch office for trucks and machinery. Chain link fence with black vinyl covering went up and created an unattractive and almost ominous look to the property. The King operation stored heavy equipment and oil tanks and the site took on the look of a junk yard. In 2009 I asked County Commissioner Bob Starr to look at the property with me to see if he could help with getting the site cleaned up, working to-

gether, the EPA was notified and that agency went to work enforcing a clean up order. Part of the site was sold after it was foreclosed on by the mortgage holder but, the barber shop site was unaffected by everything that went on around it.

I purchased the outstanding mortgage on the barber shop site from Bill and Maryann Scheetz and started my own foreclosure proceeding in the spring of 2010. In the spring of 2011, I was awarded ownership by the court system and the final clean up could begin.

We have cleared the site; demo'd the inside of the building, and renovated the entire interior. An outdoor patio and many other improvements have been added that really bring out the character of what many would say was just a plain building.

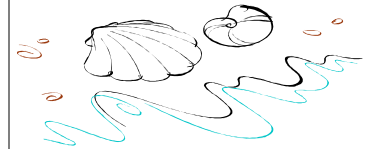
Sometimes, there is great satisfaction in completing

a task that many told you to stay away from. The simple fact is that the satisfaction comes from taking a blighted part of Harbour Heights and turning it into something pretty attractive, and will match up quite nicely with the other commercial buildings along Broadpoint Drive.



On Friday September 2, 2011 Pat & Elaine Martin will open Fisherman's Village Realty LLC at Harbour Heights. Open seven days a week exclusively for the communities of Deep Creek, Charlotte Harbor and of course Harbour Heights.

Stop by if you have the chance, we would love to show you what can be done with a little imagination, determination and hard work.



Inside this issue:

<i>OPENING SOON</i>	1
<i>Real Estate Rundown</i>	2
<i>Homes are Selling</i>	2
<i>Do Your Homework</i>	2
<i>Cool Fun on August 6th</i>	2
<i>More R.E. News</i>	3



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Harbour Heights Real Estate Run Down 2011

Homes For Sale: 30
Homes under contract: 8
Homes sold: 21
Vacant lots For Sale: 70
Lots under contract: 3
Lots sold: 8
Give us a call to see any of these fine properties.

**Rediscover
Harbour Heights /
Punta Gorda, Florida**

Homes are Selling!

The good news is homes are selling, the unusual twist is that they are selling in July. Historically we "slow down" during the summer, not this year. Five homes in HH sold during the holiday shortened month.



Think it's a good time to buy, you better believe it! I have seen the last three sales that I completed come in above the selling price on appraisal, that's called appreciation and it's a great trend.

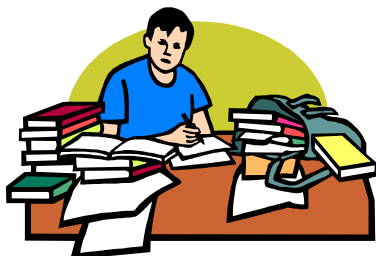
Do Your Homework

Nearly 60 per cent of real estate professionals say they believe REO (Real Estate Owned) related disputes will increase over the next two years. In fact, 76 per cent said it will be among the top three issues they will face in real estate, according to the National Association of Realtors newly released 2011 "Legal Scan, Legal Issues Facing Real Estate Professionals."

In the survey of real estate agents, brokers, attorneys and educators survey respondents said disclosures in these transactions remain the main culprit to problems pointing to banks and listing brokers who sometimes fail to disclose KNOWN material defects about the property. The top three issues that cause the most disputes in real estate transactions are dual agency,

disclosure and breach of fiduciary duty. Short Sales in particular are causing more disputes in some of these areas, the survey found that short sales are more commonly listed "as is" condition which has caused a decline in quality disclosures. Another disclosure problem reported is the failure of listing agents to report the property is or will soon be in a short sale situation.

The solution may be simple, do your home work, have a strong inspection clause in your contract and use it, spend the money and find out as much as you can before you own the property. After all if you are getting a deal the extra spent on inspections will help fortify that good feeling. Don't get cheap at the beginning and regret it when you find the problems.



COOL FUN ON AUGUST 6th

If you had the chance to be part of the celebration that was the HH5K this year and you enjoyed the musical entertainment that we provided then you had to be really impressed with the duo **New Heights**.

Deb & Jeff Sykes put on one very energetic performance of DOO WOP favorites for you entertainment pleasure.



On Saturday August 6th from 8-10 p.m. at the Harbour Heights Civic Association building you can enjoy their musical performance once again. The cost is just \$10.00, bring your own beverage, food and dancing shoes, they supply the ice and be prepared to be entertained. Jeff is hoping that this becomes a regular weekend or monthly event for the neighborhood, please stop by for what will be a good time.

Fla. insurance cost comparisons made easy

TALLAHASSEE, Fla. – July 26, 2011 – A new homebuyer needs property insurance and wants advice. Which company is cheapest? Which one is most expensive?

The Florida Office of Insurance Regulation announced the re-launch of an interactive program designed to assist Florida's homeowners to shop for homeowners' rates. The new system, called the Consumer HomeOwners Insurance Comparison Electronic System (CHOICES), is a revamp of an earlier system developed in 2007.

CHOICES doesn't offer quotes on a specific home; instead, it offers two home examples and generates, county-by-county, a range of costs to insure that house. While a homebuyer doesn't get an actual quote – there's no way to key in a specific home's details – he'll see a range of costs from lowest to highest as they would apply to that sample home. Those rates can be used as a yardstick to compare carriers before calling directly for a quote.

Someone seeking rock-bottom rates, for example, could choose to call the five least expensive carriers on the list. Or if a low price scares him, perhaps fearing that a company won't be around to pay claims after a major disaster, he could decide to simply avoid the five most-expensive carriers.

Insurers base their quotes on different factors, and the most expensive carrier in one county could be the least expensive carrier elsewhere. In Miami-Dade County, for example, United Property & Casualty Insurance Company Inc. has the most expensive coverage at \$9,873 per year without wind mitigation coverage, according to CHOICES. However, that same insurer ranks as the least expensive carrier in Seminole County, charging only \$969 without wind mitigation.

The two sample coverage homes are a \$150,000 property built before 2001 and a \$300,000 property built in 2005.

"The system ranks companies' rates in a given county, along with company contact information, to encourage Floridians to shop for a better rate," says Florida Insurance Commissioner Kevin McCarty. "The system also illustrates the competitiveness of the homeowners' insurance market in Florida and the benefits of shopping for insurance."

CHOICES was originally released in 2007 as shopandcomparerate.com; at its peak, the website received nearly 10,000 hits a month. The rate quotes reflect the most recent rate filings accepted by the Florida Insurance Commission.

The Commission notes that the listing of an insurance company does not constitute an endorsement, and the rates don't reflect surcharges or discounts. Consumers must still call carriers directly for an official premium quote.

Consumers can find the information at: <http://www.flor.com/choices> © 2011 Florida Realtors®

NAR: Pending home sales rise in June

WASHINGTON – July 28, 2011 – Pending home sales increased in June following a wide swing down in April and then up in May, according to the National Association of Realtors® (NAR). Month-to-month activity increased in the West and South but declined in the Midwest and Northeast. However, all regions show strong double-digit gains from a year earlier.

The Pending Home Sales Index, a forward-looking indicator based on contract signings, rose 2.4 percent to 90.9 in June from 88.8 in May, and is 19.8 percent above the 75.9 reading in June 2010, which was the low point immediately following expiration of the homebuyer tax credit. The data reflects contracts but not closings.

Lawrence Yun, NAR chief economist, said there may be some increase in closed existing-home sales.

"For the majority of transactions, the lag time between pending contacts to actual closings is one to two months. Therefore, the two consecutive months of rising activity should lead to overall improvement in closed sales in upcoming months," he said. "Though a higher than normal cancellation rate can hold back final closing figures, it could well be that some past cancellations are nothing more than delayed buying decisions rather than outright cancellations."

Yun said tight credit and economic uncertainty have been constricting the market. "The best way to ensure a more solid recovery in housing is to simply return to normal, sound credit standards so more creditworthy homebuyers can get a mortgage," he said.

"Washington also should not rock the boat with policy changes that would negatively impact affordable credit or otherwise increase the cost of buying or owning a home," Yun added.

The PHSI in the Northeast slipped 0.4 percent to 68.9 in June but is 19.4 percent higher than June 2010. In the Midwest the index fell 3.7 percent to 79.7 in June but is 26.4 percent above a year ago. Pending home sales in the South increased 4.4 percent to an index of 99.2 and are 19.1 percent higher than June 2010. In the West the index rose 6.4 percent to 107.0 in June and is 16.4 percent above a year ago.

Existing-home sales this year are expected to total 5.0 million, slightly higher than 2010. Similarly, little change is forecast for aggregate home prices with several indicators, including NAR's median prices, showing recent signs of stabilization.

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