

# Sue's News

## Keeping you up-to-date in Real Estate



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### The Five Star Real Estate Agent Winners

I just received this announcement for Facebook. I'm thrilled to be part of this group.

“Each year Five Star Professional partners with The Orlando Sentinel to recognize a select group of area professionals who provide exceptional service to their clients. This group of outstanding professionals represents fewer than 7 per cent of all professionals in the market. Real Estate Professionals are measured using an objective, in-depth research methodology with significant focus on customer feedback and overall satisfaction. Congratulations to Sue King and all of our 2017 Five Star Real Estate Agents! Sincerely, Dan Zdon CEO, Five Star Professional.”  
[FiveStarProfessional.com](http://FiveStarProfessional.com).

### REAL ESTATE FACTS AND FIGURES

The FED is raising the interest rates slowly. Even though we've had two so far this year, rates have gone from 4.32% in December to 4.01% in July.

Inventory or number of homes on the market has slid 15% year over year, making it harder for buyers looking to purchase. As it is a Seller's Market, buyers currently looking frequently come up against other buyers offering on the same homes. Multiple offers are fairly common.

Number of homes SOLD increased almost 7% in the 2nd quarter 2017 over the 2nd quarter 2016, but homes SOLD in the month of July 2017 were virtually the same as in July 2016.

The median home price for July 2017 was \$220,000, an increase of 7% over the median home price in July 2016.

Pending sales were up by 12% year over year.

New listings were up 3% from July of 2016.

The year-to-date Average Price per Square Foot was \$144.07 in Orange County, \$132.91 in Seminole County, \$111.82 in Volusia County and \$108.64 in Lake County.

### NEWEST KITCHEN TRENDS

**MIXING MATERIALS** in your kitchen can be stunning if executed correctly. Envision this: white cabinets in the majority of your kitchen paired with an oversized island featuring darker colored cabinets. To downplay the harsh contrasting tones, choose a beige brown granite or solid surface for your countertops. Incorporating mixed materials in your kitchen gives you the best of both worlds and joins the contrasting tones in perfect harmony.

**ALL WHITE KITCHENS** are truly a trend that will never go out of style. The utilization of a white decor creates an optical illusion of depth in your kitchen. Plus, all white kitchens work with any flooring material! White kitchens are essentially a blank canvas that can be slightly altered with the seasons throughout the year. It's easy to bring in pops of color with vases, towels, flowers, or even a bowl of fruit!

**WATERFALL EDGE COUNTERTOPS** Marble countertops are a classic kitchen element, so why not incorporate that into your kitchen in an eye-catching way? Commonly used on kitchen islands, waterfall edge countertops create a seamless line by having the counter material run vertically down the edge of the island to the floor. Waterfall edge counters are here to stay – helping kitchens everywhere maintain sleek and clean lines.

**COPPER** is a unique alternative to the traditional stainless steel hardware in the kitchen. Copper can be used in exposed pipes as decoration, as an accent side to an island or even as a mid-century modern backsplash.

**DETAILED BACKSPLASHES** are a great area of the kitchen for your personality to shine! Simple, ornate, or eclectic. Backsplash materials can vary from mosaic tiles, subway tiles, natural stone or glass, to even copper sheets. The endless possibilities allow for a creative touch to the focal point of your kitchen.

This is not intended to solicit property currently listed for sale.

## WHEN YOU'RE STARTING TO THINK ABOUT SELLING YOUR HOME....



I recently had a conversation with a couple that wanted to know what they should do to their home to get ready to sell.

It depends on when you think you'll sell and there's homework involved. There are now insurance issues to be concerned with. Most

buyers must now have a 4 point inspection completed to give to the insurance company that will insure the home.

The 4 point inspection will inform the company about the roof, the HVAC system, the plumbing and the electrical system. If a home has Polybutylene Piping or Aluminum Wiring, securing insurance is problematic and/or very expensive. Buyers may pass on a home as replumbing and re-wiring are expensive fixes. Make sure you know what kind of plumbing and electrical you have.

Windows and Doors are important to buyers and will also save you money until you are ready to sell.

Most everyone knows that Kitchens and Baths sell homes. Make sure you know the values in your neighborhood. If you over improve, you may not recoup the dollars.



## Cousin Rhonda's Baked Brie

- 1/4 cup apricot jam
- 1/4 cup brown sugar
- 1/4 cup honey
- Wheel of Brie, about 5 in. or 20 oz.
- 1/2 cup chopped pecans

In bowl whisk together jam, brown sugar and honey. Slice off the top of the Brie rind, dig a hole in the cheese, leaving about an inch around the sides and a half inch on the bottom. Save the removed cheese.

Fill the hole with half of the jam mixture, place the removed cheese on top of the mixture. Top the cheese with the rest of the mixture and top off everything with the pecans.

Preheat the oven to 375° F. Place the Brie in an ovenproof baking dish, cover loosely with foil and bake until the cheese starts melting, about 20 min. Remove the foil for a few minutes so pecans get a bit toasted. Serve with crackers. Makes 4 to 6 servings.



## Sue's New Listings



This exquisite 4600+ square foot home built by a custom builder has it all. A Media Room, Game Room, Wine Cellar, Outdoor Kitchen, and a resort style Pool on a 1 acre home site. \$899,000.00



3 bedroom 2.5 bath condo in desirable Sandpointe Townhome Community in Dr. Phillips area just off Sand Lake.



One of my recent listings, a Casselberry lakefront home was 3100 square feet on 2.5 acres. Built in 1945, it was moved from downtown many years ago. It had been beautifully updated, so it looked and felt like a much newer home. With a bonus room up, basement and a separate guest home, this amazing family home sold for \$525,000.00