

Lifestyle Realty Group Listings

PORT ST. LUCIE

BIG HOME+BIG LOT=BIG VALUE. 4 bed/ 2 bath home on oversized lot. Ready for quick closing. Hurricane accordion shutters. **\$248,400.**

PORT ST. LUCIE

Remodeled, energy efficient home with lots of upgrades. Minutes from new K-8 school. 3bed/ 2 bath with pool. **\$268,000**

VISTA DEL LAGO

2nd floor unit. 1/1 w/ rolladen shutters on porch and accordion shutters on front. Partially furnished. **\$89,000**

LAKE FOREST

Be the Proud Owner of this beautiful 3 bed plus den, 2 bath, solar heated pool home. Many extras. A quiet oasis, on cul-de-sac **\$369,000**

YORKTOWN VILLA

Hard to find Yorktown Villa. 2 bed, 2 bath, 1 car garage located in desirable Heritage Ridge Golf community. Enclosed Florida Room. Screened lanai. **\$230,000**

NORTH RIVER SEVEN CONDO

Waterfront with dock! Minutes to Inlet. 2/2, 2nd floor, Mexican tile, new stainless appliances. Screened porch, comm. pool. **\$290,000**

PALM CITY DUPLEX

Each side has 2 bed, 1 bath, kitchen, living room and porch. New roof. Great location one block from river. **\$330,000**

PORT ST. LUCIE

BRAND NEW 3/2/2. SOLID CBS, hurricane resistant to 140 mph. Volume ceiling, eat-in kitchen, split plan, patio. **\$267,900**

KINGSWOOD, TWO UNITS AVAILABLE.

One unit is under construction, will be a 2/2 on 2nd floor. Call

for price. Other unit is ready for quick closing. 2/2, new paint and carpet, screened porch **\$123,400.**

RUSTIC HILLS

100' on the water w/ ocean access in desirable neighborhood. 3/2/2 with separate studio or office with A/C, elec, phone. Dock. Hurricane shutters. Architectural expansion plans avail. Lots of extras. **\$469,900**

CORAL LAKES

3/2/2 pool home in gated community. Large corner lot. Great potential, needs paint and new carpet. Wood burning fireplace. Screened courtyard. **\$389,000**

MARTIN'S CROSSING

Privacy, Preserve & Priced right! Brand new 4/2.5/2 Belle Vista model. Panoramic view of nature preserve and wetlands. Community pool, tennis, clubhouse. Call for detailed list of features. **\$474,900**

MARINER SANDS

Carefree country club living. 3/3/2+ golf cart storage with pool on golf course. 2,875 sq.ft under air. Many amenities. Separate entrance for guests. Mint condition. **\$575,000**

VISTA PINES

2nd floor, 1/1 tile floor throughout including porch, furnished. Close to shopping, beaches and restaurants. **\$89,900**

COUNTRY CLUB ESTATES

Peaceful setting on golf course. 3/2, eat-in kitchen, formal dining for entertaining. Located on the 3rd green. Desirable gated community in St. Lucie West. **\$295,000**



Solutions

VOLUME 1, ISSUE 4

A SERVICE OF LIFESTYLE REALTY GROUP

Home Sweet Home

May is the month we honor our Mothers for all they do! The idea of setting aside a day to honor mothers began almost 100 years ago in 1908. It originated from the efforts of a devoted daughter who believed that grown children, preoccupied with their own families, too often neglect their mothers. That daughter, Miss Anna Jarvis, a West Virginia schoolteacher, held the first celebration in her mother's honor at Andrews Methodist Church on May 10, 1908 in Grafton, West Virginia. The ceremony was attended by 407 children and their mothers. At the end of the service Miss Jarvis presented each mother and child with a carnation, which was her own mother's favorite flower. Villages and towns, cities and states began unofficial Mother's Day observances after this date. But it wasn't until May 9, 1914 that President Woodrow Wilson signed a proclamation designating the second Sunday in May as Mother's Day.

When we think of our Mothers, images of a cozy home, a ready hug and a yard to play in are often generated. Home truly is a sweet place to be. So when we "Boomers" begin the task of taking on the responsibility of our "Senior" mothers, who may not be able to remain in the homestead due to health challenges, the baton is passed from one generation to the next. It's always ideal to let a parent remain in their home as long as possible, but when the time comes that it is no longer possible, remember Lifestyle Realty Group stands ready to assist you in your real estate needs.

We wish all Mothers a very happy Mother's Day!

Not to be outdone by the Moms, here's a bit of trivia for the Dads:

The idea for an official Father's Day celebration came as Mrs. Sonora Smart Dodd listened to a Sunday sermon on Mother's Day in 1910...two years after the first Mother's Day observance in West Virginia. The sermon pointed out maternal sacrifices made for children, but Mrs. Dodd realized that in her own family it had been her father, William Jackson Smart, a Civil War veteran, who had sacrificed... raising herself and five sons alone, after the death of his wife in childbirth.

Father's Day was not so quickly accepted as Mother's Day, but in 1916 President Woodrow Wilson and his family observed the day and in 1924 President Calvin Coolidge recommended that states, if they wished, should hold their own Father's Day observances. Sixty-two years later, in 1972, Father's Day was permanently established by President Richard Nixon.

Source: Panati's Extraordinary Origins of Everyday Things



Maria S. Wells
CRB, SRES®

Broker/Owner of Lifestyle Realty Group has valuable experience in the healthcare industry as well as an excellent working knowledge of real estate for over 20 years.

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Ask Maria

Q: Are there any advantages for buyers in this changing real estate market?

A: In a word...TIME. Buyers now have more choices and more time to find their perfect home. For over three years it was difficult for home-

buyers to purchase another home without making a snap decision. Property would be sold in a matter of days or even hours. As a result, pressure grew on both the buyer (to make a quick decision), as well as, the seller (to find another place to move). David Lereah, NAR's chief economist stated "we are touching down for the soft landing we've been expecting. We are at a much more sustainable level of home sales now—a welcome cooling from the super-heated conditions that were driving exceptional price gains."

Our inventories are increasing at a rapid rate, which means that Sellers need to count on their homes being on the market for a longer period of time. It is critical for both buyers and sellers to seek advice from real estate professionals in this changing market. Realtors utilize more resources to market your home and also provide valuable insight and guidance when purchasing a property. A Realtor can get your home "Sold" and will assist you through the entire closing process, relieving you of the stress and worries often encountered by buyers and sellers who try to manage this complex process on their own.

Q: Will Zillow.com replace Realtors when pricing my home?

A: Zillow.com is a new resource tool consumers can use to familiarize themselves with housing prices in their market. There are many tools on the internet to aid consumers in becoming more knowledgeable. Our company decided to test Zillow.com with homes we currently have listed and also with homes under contract. We found a variance between 2-27% both higher and lower in value...a significant price differential on such a large purchase. Many new developments were not included in their database. Over time Zillow.com will fine tune their data as it's in the beginning stages of development, but for now, you need a professional to consider all aspects of the market when pricing your home.

Medicare Prescription Drug Plan

The deadline to register with a Medicare approved prescription drug plan is approaching. Those eligible who do not choose a plan by May 15, 2006 will begin the penalty phase. After May 15, 2006, a penalty of 1% per month of premium will begin for those who have not signed up for a plan. Those who presently have a prescription drug plan, better or equal to the Medicare Plan, are excluded from the penalty.

The program has been difficult and confusing for most eligible Seniors. Many have sought out help, but are still unable to make a decision.

The best resources are 1-800-Medicare (1-800-633-4227) or local agencies that have been assisting enrollees such as the Council on Aging. For those who can use a computer, www.medicare.gov is an excellent site to find a drug program to meet the needs of enrollees.

Palm City resident, Mary Ann Hudecki, RN, has been working with local residents. If enrollees still have questions and would like to speak with Mary Ann, please call 772-631-6316.

The finest compliment we can receive is a referral from our clients. We thank you for your continued support.



Taryn Kryzda, Martin County Administrative Services Director, Melody Ballantyne, and Joanne Charpentier at the Women of Distinction Reception at the Elliott Museum in February.

Making A Good Impression

Janice was and IS fabulous! She was so helpful in the transaction and went beyond the call of duty. Thank You!

C. Sue Scheitow

Maria, Thanks for everything. You made it easy for me as a first time homebuyer from start to finish.

Jessica Potter

Janice was very professional and helpful.

Patricia Gardner

Both Maria and Joanne saw me through a difficult time as well as you could, including finishing the sale immediately after Hurricane Wilma!

Montie Eagle

Roberta held our hands through the exciting-albeit stressful-process of buying our new home. I can honestly say that without her guidance we would not be living in this lovely residence we now call home. Camil & Danielle Gagnon

Did You Know?

There are 75 million mothers of all ages worldwide.

57% of women in the US between the ages of 15-44 are mothers



First Home Buyer Jessica Potter with Maria Wells



Bill and Danielle Adams were the winners of the ballroom dance lessons raffled by Lifestyle Realty Group at Martin Memorial Senior Health Fair in March.



Roberta and Mike at the Martin Memorial Health Fair March 3, 2006

Trivia Quiz

1) In 1956, Dwight D. Eisenhower was re-elected President by defeating
a) Hubert Humphrey
b) Adlai Stevenson
c) Estes Keefauver

2) The first artificial satellite, Sputnik, was quickly followed by Sputnik II which carried a dog. What was the name of the first dog in space?
a) Nikita
b) Laika
c) Otto

3) For the first time in 26 years, in 1958 the price of a US postage stamp was raised from
a) 2 cents to 3 cents
b) 3 cents to 4 cents
c) 4 cents to 5 cents

The infamous Brinks Robbery in 1950 where \$2.8 million was stolen in 17 minutes occurred in what city?

a) Boston
b) New York
c) Chicago