

Lifestyle Realty Group Listings

HOMES FOR SALE

BEAU RIVAGE 2BD/1BA/1C "Old Florida" home is in great condition and sits on a large 100 x 150' lot with adjacent lot for sale also. Terrazo floors, updated kitchen. **\$195,000**
Adjacent lot for sale for only **\$112,000**.
Buy both and build your dream home!

FOXWOOD 4BR/2BA with 1,728 sf detached garage/stable located on 2.17 acres. Private, tranquil setting is located in equestrian community within minutes to I-95 and Palm Beach International Airport. **\$459,900**

GARDENS OF ST. LUCIE Featuring community club house and pool. Two to choose from:
2BR/2BA/1G villa with open kitchen and welcoming living room **\$177,500**
2BR/2BA/1G villa with split bedroom plan and large living room, porch & lake view **\$185,000**

LOST LAKE Well cared for 2BR/2BA/2G DiVosta Capri with large screened patio, freshly painted and new A/C. **\$249,900**

MARTIN DOWNS COUNTRY CLUB Egret Pond villa 2BR/2BA/1G with newer GE appliances, spacious living room and vaulted ceilings. Sliding doors open onto private patio. 24 hour security at main gate. Lease option available. **\$189,900**

PORT ST. LUCIE 2BR/2BA/1G Great starter home. Close to St. Lucie West and I-95. Fresh paint and new carpet in bedrooms. **\$139,900**

WILLOUGHBY CAY Two to choose from:
3BR/2BA/2G home features separate family and living/dining rooms, kitchen with center island and breakfast bar. Vaulted ceilings and screen porch. **\$275,000**
3BR/2BA/2G Impeccably maintained, terrific location, view of pond. **\$252,000**

CONDOMINIUMS FOR SALE

HANSON'S LANDING 2BR/2BA 2nd floor updated condo with panoramic wide water views. Amenities include community pool, tennis and boating. **\$265,000**

HERITAGE RIDGE Georgetown 2BR/2BA/1G end unit villa. **\$179,900**

KINGSWOOD 2BR/2BA, 2nd floor completely renovated with many upgrades. **\$105,000**

PIERPOINT 1BR/1BA, 1st floor unit. New tile and freshly painted. **\$110,000**

SUNSET TRACE 2BR/2.5BA town home with fenced courtyard. Community is non age-restricted, pet friendly and offers tennis, racquetball, two community pools and much more. **\$149,900**

WILLOUGHBY CRESCENT Elegance redefined. Spanish Mediterranean architecture, quality construction and outstanding amenities. TWO TO CHOOSE FROM:
3BR/3BA/1G, 3rd floor surrounded by preserve **\$689,500**
2BR/2BA/1G, 2nd floor end unit with preserve views **\$495,000**

WINDJAMMER Model quality 2BR/2BA with deeded dock! Unit features new cabinetry, countertops, stainless steel appliances, 18" tile throughout. Community has three pools and clubhouse. **\$245,000**

VISTA DEL LAGO 1BR/1BA, 2nd floor unit with lovely view of the lake. Close to pool. **\$69,000**

LOTS FOR SALE

PORT ST. LUCIE Corner lot in great neighborhood with easy access to I-95 and Turnpike. **\$75,000**

Please call for a complete list of properties for sale.

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

772-781-9126 • www.LifestyleRealtyGroup.com



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Stuart, FL 34994



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Solutions

VOLUME 2, ISSUE 3

A SERVICE OF LIFESTYLE REALTY GROUP

Will You Be Ready When The "Child" Become The "Parent"?

As a Boomer it occurred to me that many of us are either about to face the responsibilities to care for our parents, are in the process of caring for our parents or have just gone through the experience. No matter what phase of this circle of life you are in, it is never easy emotionally or legally. I currently am taking care of my mother and realize many of my experiences could be beneficial to you. Critical documents that will provide you legal authority to assist and help your Senior parents are:

Designation of Health Care Surrogate – who is their spokesperson and health care decision maker when faced with a medical emergency or even a non-emergency issue?

Living Will – What directions have your parents left in the event they are in a terminal or end stage condition?

Durable Power of Attorney – Who has the authority to manage assets and/or property and plan for their care?

It is not easy to sit down and have these discussions when everything is fine, but when something happens to change their life, you will be thankful you can put your hands on this information quickly. Make sure copies of these documents have been provided to their physician at their next medical appointment.

Of course the other document would be their Last Will and Testament and possibly a Trust. Some of you may have one surviving parent who wants to leave you their home. I encourage you to make sure that proper documents have been done, through your attorney, to secure the home through the deed as a life estate. Since our senior parents grew up in a generation that a hand shake was all that was needed for transactions to take place, it is up to our generation to make sure they are protected with their requests and wishes through proper legal counseling.

Oh yes, are your documents in order? If you have children over 21, you may want to contact your attorney and inquire about the importance of your adult children having these documents as well.

As Senior Real Estate Specialists we are qualified to meet with you and discuss real estate options for both you and your parents regarding both short and long range planning that can benefit the entire family. As always, Lifestyle Realty Group is available to assist you with any of your real estate needs and we welcome your call. If you have any questions regarding legal documents, please contact Patricia Taylor at McCarthy, Summers, Bobko, Wood, Sawyer & Perry at 772-286-1700.



Maria S. Wells
ABR®, CRB, SRES®
Broker/Owner

State and locally recognized leader, with expertise in the fields of real estate and healthcare, providing impeccable service to clients facing the challenges of Senior and Boomer real estate.



Ask Maria

Q: My parent is in a situation of having to protect assets, is there any other way to do that through real estate other than their homestead property?

A: Yes, a piece of property can be purchased to be used solely as a rental property. The property is not

considered an asset, but as income because of the rent collected, this is called Real Estate Asset Protection. The costs of caring for this rental property such as insurance, property management, repairs, etc. are subtracted from the gross rental amount. The final net monthly rent would then be considered the income for the senior. This process needs to be coordinated in conjunction with their attorney, however Lifestyle Realty Group has done these transactions many times and can work together with an attorney to make this happen. Here is an example of net income for the senior:

\$1600.00	Gross per month rent
- 300.00	Taxes per month
- 150.00	Insurance per month
- 225.00	Home Owner Association Dues per month
- 65.00	Property Management per month
- 100.00	Maintenance reserves
\$ 760.00	Net rent per month calculated as income

If you would like more information on this topic, feel free to either call 781-9126 or email me at maria@lifestylerealtygroup.com.



Maria Wells, Barbara Roti and Lisa Teetor visit in the elegant Willoughby Crescent luxury condominium where Lifestyle Realty Group held its Summer Wine & Cheese Soiree.



Jacqui Thurlow-Lippisch joins Debbie Fritz-Quincy (L) and Desta Hansen (C) at the Hobe Sound Nature Center during a recent Education Day. Jacqui volunteers as a turtle scout during Loggerhead turtle nesting season.

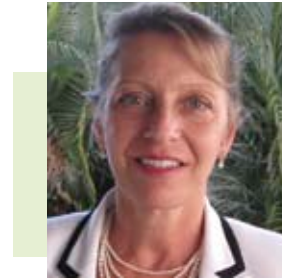


Tish Taylor, attorney at McCarthy, Summers, et. al. and Maria Wells, Broker/Owner of Lifestyle Realty Group speak at their informative breakfast on "Legal and Real Estate Issues Impacting Independent/Assisted Living and Skilled Nursing Facilities and Residents".



The Summer Wine & Cheese Soiree' hostesses at Willoughby Crescent: (L-R) Roberta Murray, Jacqui Thurlow-Lippisch, Maria Wells, Janice Norman and Zaneta Peragine.

Dimensions Of Dementia, Part II



Donna True, MSW, LCSW
Licensed Clinical Social Worker
Alzheimer's Association,
Southeast Florida Chapter
Community Development Director

If you or a loved one have been evaluated by a medical professional and diagnosed with a memory loss disorder, what's next?

First, learn what your local community has to offer as you build a safety net around you and your loved one. The Alzheimer's Association can provide you with information on local support groups and adult day centers.

Next, enroll your loved one in the "Safe Return" national registry. This dependable service helps ensure the safety of Alzheimer's patients who may wander from home, a facility or while out with a caregiver.

The Alzheimer's Association provides a bracelet or necklace for the client that includes a code number, name and toll-free phone number. This information can then be used by the police and others to retrieve vital information about the client, helping to provide a safe return home. Jewelry is also available for caregivers, alerting others in the event something happens to the caregiver and he or she is unable to let others know they are responsible for someone with a memory impairment. Call 1.800.272.3900 for further information, or visit our website at www.alz.org/seflorida

Then get ready to change your expectations if you have a loved one with a memory loss disorder. Be prepared for a significant change in your relationship with your loved one. No matter what, you must always treat those who have memory loss with dignity and respect. Do not talk about a person with memory loss as if they do not understand exactly what you are saying. Protect their dignity. If you go on an outing, use the business size card that the Alzheimer's Association can provide that says: "My companion has Alzheimer's disease. This is a brain disorder that makes communication difficult. Your patience and understanding is greatly appreciated."

Learn how to enter the world of your loved one. If you can't agree, just don't disagree! Remember that safety is a big issue for those with a memory loss disorder: have they over or underdosed because they haven't remembered if or when they took their medications? How can they use a pill minder if they don't know what day of the week it is?

Remember "normal" forgetfulness is different from Alzheimer's, and Alzheimer's is NOT a "normal" part of the aging process. If the Alzheimer's Association can help answer any of your questions, please feel free to call our 24-hour nationwide helpline at 1.800.272.3900. We have translation services available for over 150 languages and dialects. We are here to help 365 days a year!

Classic Service Counts

"Maria and associates were very professional, pro-active and forthcoming in the sale of my property."

Brenda Johnson

"Thanks for all of your great advice and help!"

Rick & Laura Herren

"Maria was an absolute pleasure to work with. I am not an easy person to work with and she was wonderful in communication. I was always kept up-to-date. Thank you very much, she is the best Realtor I have ever had the pleasure of doing business with."

Alan Newman

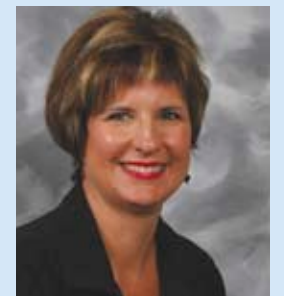


Many thanks to classic car owner Jacque Berger of JB Lawnz in Jensen Beach for loaning his 1969 VW Beetle for our July postcard photo. If you enjoy classic cars, stop by the Treasure Coast Square Mall every Tuesday night for Gweed's Classic Car show. And remember, if you want the classic service you deserve for all your real estate needs, then just give us a call at 781-9126.

Our Successful Team



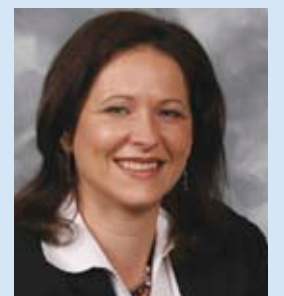
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