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We are a 24 hour a day 365 days a year. Tom and Jane opened Snap Fitness in Venetian Bay in 2008 and have been voted gym of the year for the past 8 years.

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New Ad here

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**386-690-8783**

# Newsletter

## VENETIAN BAY EDITION

### THIS MONTH'S TOPICS

A message from your Venetian Bay Realtors.

A message from your Venetian Bay Top Realtors....



Carl  
&  
Jane



March 2020 Buyers Can Get More Than March 2019 Buyers

We both wanted to take a moment to let you know that NOW more than ever is the time to use the proven Real Estate Team Vasile here in Venetian Bay at EXIT Reps to get ALL of your real estate needs done. With the uncertainty in todays market you need to trust your most valuable assets with Carl and Jane's proven abilities time and time again.

Lentil Soup

Venetian Bay Listings Available!

**Call Us Today!**

Coronavirus and Businesses:  
 Fla. Studying Its Options

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# MARCH 2020 BUYERS CAN GET MORE THAN MARCH 2019 BUYERS

Assuming a \$2,500 monthly mortgage budget, a buyer today can afford a home that costs \$508K compared to only \$457K one year ago. While home prices have gone up, today's lower mortgage rates make it a better deal – providing buyers can find a house that's for sale.

SEATTLE – A dramatic drop in mortgage interest rates driven largely by coronavirus fears has given homebuyers a big boost in purchasing power in recent weeks, according to an analysis by Redfin.

At a mortgage interest rate of 3.2%, a homebuyer with a \$2,500 monthly mortgage budget today can afford a home that sells for \$51,250 more than in March of 2019 when rates were 4.4%. Put another way, a buyer who could afford a \$457,000 home in March of last year can afford a \$508,000 home today.

"Potential homebuyers now have an extra incentive to buy a home despite all of the economic uncertainty from the coronavirus," says Redfin chief economist Daryl Fairweather. "And, many current homeowners now have the option to refinance their mortgages and gain some extra spending cash each month."

Low interest rates won't help with direct impacts of the coronavirus on the economy, like declines in tourism and service sector spending, he adds, but they'll mitigate impacts to housing.

The boost in purchasing power won't help buyers find a home as the for-sale inventory continues to contract, but interest savings should offset price increases seen in most metro areas if they successfully submit an accepted contract. In January, the housing supply fell 11% year-to-year, and there were fewer homes for sale than at any time since January 2013.

Despite fewer homes for sale in most markets, the share of homes for sale that were affordable on a \$2,500 monthly payment nationally increased 1.9 percentage points – from 68.6% between March 4 and March 10, 2019, to 70.5% between March 2 and 8, 2020.

The markets where homebuyers are experiencing the biggest boost in the share of affordable inventory compared to a year ago were Dallas (+6.2 points), Portland, OR (+5.2 points), and Richmond, VA (+4.3 points).

"I just had a buyer who was at the top of his budget lock in a 2.99% mortgage rate and he is ecstatic at how much more flexibility his finances will have thanks to the interest rate drop," said Portland Redfin agent Meme Loggins. "Another one of my buyers was looking at condos just a few weeks ago because he didn't think he could afford a single-family home, but thanks to the low rates, he can now."

Despite the drop in mortgage rates expanding the range of homes that buyers can afford, the share of affordable inventory on a \$2,500 payment fell 3.6 points in Phoenix, 3.4 points in Las Vegas and 1 point in Orlando year-to-year.

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**Carl's Stats**  
Broker A, CDPE, MBRA, AWR,  
Top 1% of Realtors for United States 2018  
Personally Ranked #1 In North America 2018 for ER  
Personally Ranked #1 in Florida 2012-2018

**Leader of #1 Ranked Team in Florida for 2012-2018**  
Leader of #2 Real Estate Team in all of  
North America 2018  
carlsells386@gmail.com

## Coronavirus and Businesses: Fla. Studying Its Options

Fla. businesses are facing a threat from the COVID-19 pandemic, and Gov. DeSantis released a survey to gauge its impact so far.

TALLAHASSEE, Fla. – Florida's businesses know what to do when a hurricane threatens: Hope for the best but plan for the worst.

The spread of COVID-19, the novel coronavirus, has caused a similar reaction, and Gov. Ron DeSantis' office has taken steps to prepare for it.

DeSantis issued Executive Order 20-52 declaring a State of Emergency for COVID-19 and directed the Florida Division of Emergency Management to activate the Florida Emergency Operations Center (EOC) to a Level II, to coordinate the state's response to COVID-19.

Last week, the governor issued Executive Order 20-51 directing the State Surgeon General to declare a public health emergency.

On Thursday, DeSantis announced that the state has released an Emergency Business Damage Assessment Survey for COVID-19. The survey, managed by the Florida Department of Economic Opportunity (DEO), was created as a way to evaluate businesses affected by COVID-19, and the impacts the virus has had on local economies in order to implement appropriate relief programs.

"Gathering information about the impact COVID-19 has on Florida businesses and industries will be invaluable to the state's efforts in coordinating our response," says DeSantis. "It is important that we understand the total impact COVID-19 has on businesses to ensure that we access the resources that may be available."

The Business Damage Assessment Survey can be taken online, and the results will be shared with state agencies and local partners. Surveys submitted by small businesses can also be used to access the Small Business Administration's Economic Injury Disaster Loan, made available for COVID-19 through the Coronavirus Preparedness and Response Supplemental Appropriations Act.

For inquiries or assistance with the survey, businesses can contact Emergency Support Function 18 at ESF18@em.myflorida.com.



# What Do Homeowners Fear Most? Unexpected Major Repairs

A survey of 1,500 Americans found that only 18% “don’t have any housing worries.” 1 in 3 worry about major unexpected repairs; 17% fear home prices will go down.

NEW YORK – Homeowners are sitting on a record amount of equity, so what has them so worried about housing? A new study by LendingTree surveyed more than 1,500 Americans to gauge their expectations of homeownership.

Their No. 1 worry? Upcoming repairs needed on their home. Nearly one-third of respondents (32%) cited major home repairs as their top housing-related worry.

More than half of respondents surveyed say that homes are becoming less affordable in their neighborhoods. As a result of those higher prices, they plan to stay put longer. And as a result of staying longer, nearly three out of four respondents are considering renovations.

Of those considering renovations this year, 53% said they were motivated by a desire to increase their home’s value. Other reasons were to give the home an updated look (24%), make the home easier to sell (22%) and add more space (9%).

While rising home prices have some homeowners concerned, they’re still upbeat about the housing market overall – and they’re upbeat about their equity: 55% of respondents said they believe their home’s value will improve this year; and 68% said they believe homeownership is a good investment.

But rising home prices do spur concerns for them about affordability: 53% predict housing will be less affordable over the next decade. Gen Xers and baby boomers – at 53% and 57%, respectively – are the most pessimistic about housing affordability.

Overall, about 1 in 5 homeowners (18%) have no housing worries. Of those who do, the following tops their list:

1. Will have to make major repairs: 32%
2. Home value will go down: 17%
3. Mortgage payment will increase: 13%
4. It will be hard to find a new house: 8%
5. Won’t be able to sell the house: 6%
6. Will become underwater on their mortgage: 4%
7. Other: 2%

Source: “LendingTree Survey: More Than Half of Homeowners Expect Home Values to Rise in 2020,” LendingTree (Feb. 24, 2020)



## Lentil Soup

Prep 20 min | Ready in 1hr 20 min

Author: [www.allrecipes.com](http://www.allrecipes.com)

### INGREDIENTS

- 1 onion, chopped
- 1/4 cup olive oil
- 2 carrots, diced
- 2 stalks celery, chopped
- 2 cloves garlic, minced
- 1 teaspoon dried oregano
- 1 bay leaf
- 1 teaspoon dried basil
- 1 (14.5 ounce) can crushed tomatoes
- 2 cups dry lentils
- 8 cups water
- 1/2 cup spinach, rinsed and thinly sliced
- 2 tablespoons vinegar
- salt to taste
- ground black pepper to taste

### INSTRUCTIONS

1. In a large soup pot, heat oil over medium heat. Add onions, carrots, and celery; cook and stir until onion is tender. Stir in garlic, bay leaf, oregano, and basil; cook for 2 minutes.
2. Stir in lentils, and add water and tomatoes. Bring to a boil. Reduce heat, and simmer for at least 1 hour. When ready to serve stir in spinach, and cook until it wilts. Stir in vinegar, and season to taste with salt and pepper, and more vinegar if desired.

Per Serving: 349 calories; 10 g fat; 48.2 g carbohydrates; 18.3 g protein; 0 mg cholesterol; 131 mg sodium.

3					6			7
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2								9
7		1		3		8		
5			7				1	3
	4			2				
	8		2	9		7	5	
			5				6	
1			8		4			



# CHOOSE THE REALTOR THAT LIVES, WORKS, AND BREATHES VENETIAN BAY LIVELIHOOD.

**2019 Venetian Bay Team Vasile Sales Statistics don't lie. We personally SOLD these homes.**

STREET NAME	BR	BA	SELL PRICE	Living Sqft	\$\$ PER SQ FT	Agent
3648 Pini Ave	3	2	\$322,000.00	1,720	\$187.20	Carl/Team Vasile
3370 Tuscano Ave	4	2	\$230,000.00	2,180	\$105.50	Carl/Team Vasile
3414 Medici Blvd	3	3	\$266,982.00	2,034	\$131.25	Carl/Team Vasile
3398 Torre Blvd	3	2	\$294,900.00	1,944	\$151.70	Carl/Team Vasile
324 Leoni St	3	2	\$349,900.00	1,852	\$188.93	Carl/Team Vasile
3363 Luna Bella Lane	3	2	\$299,000.00	2,136	\$139.98	Carl/Team Vasile
3021 King Palm Dr. Lot 112	4	2	\$389,500.00	1,900	\$205.00	Carl/Team Vasile
3092 Borassus Dr. Lot 70	4	3	\$319,900.00	3,144	\$101.75	Carl/Team Vasile
3006 King Palm Dr. Lot 123	4	3	\$397,500.00	2,194	\$181.18	Carl/Team Vasile
3088 Borassus Lot 72	3	2	\$375,450.00	1,729	\$217.15	Carl/Team Vasile
3017 King Palm Lot 114	4	3	\$437,500.00	2,320	\$188.58	Carl/Team Vasile
3094 Borassus Lot 69	4	2	\$339,500.00	1,900	\$178.68	Carl/Team Vasile
3096 Borassus Lot 68	3	2	\$315,500.00	1,724	\$183.00	Carl/Team Vasile
268 Venetian Plams Lot 39	4	2	\$352,500.00	2,194	\$160.66	Carl/Team Vasile
3334 Torre Blvd	3	2	\$319,900.00	2,349	\$136.23	Carl/Team Vasile
3357 Torre Blvd	3	2	\$299,000.00	2,010	\$146.27	Carl/Team Vasile
529 Luna Bella Lane	3	2	\$425,000.00	2,179	\$195.04	Carl/Team Vasile
3588 Grande Tuscany Way	5	4	\$799,000.00	4,582	\$174.38	Carl/Team Vasile
312 Leoni St	3	2	\$376,000.00	1,836	\$196.08	Carl/Team Vasile
3083 Borassus Lot 23	4	3	\$436,750.00	2,630	\$166.06	Carl/Team Vasile
253 Venetian Palm Lot 66	3	2	\$320,000.00	1,724	\$185.61	Carl/Team Vasile
3355 Torre Blvd	3	2	\$305,000.00	2,010	\$151.74	Carl/Team Vasile
3455 Poneta Ave	3	2	\$249,000.00	1,749	\$142.36	Carl/Team Vasile
265 Venetian Palms Lot 33	3	2	\$394,700.00	1,729	\$228.28	Carl/Team Vasile
263 Venetian Palms Lot 32	3	2	\$299,000.00	1,691	\$176.82	Carl/Team Vasile
3332 Torre Blvd	3	2	\$283,880.00	2,064	\$137.54	Carl/Team Vasile
3432 Medici Blvd	3	2	\$282,878.00	2,034	\$139.07	Carl/Team Vasile
3087 Borassus Lot 25	4	3	\$364,500.00	2,320	\$157.11	Carl/Team Vasile
3095 Borassus Lot 29	4	2	\$378,325.00	1,900	\$199.12	Carl/Team Vasile
3209 Medici Blvd	3	2	\$419,892.00	2,376	\$176.72	Carl/Team Vasile
2805 Casanova Ct	4	3	\$594,873.00	2,605	\$228.36	Carl/Team Vasile
3207 Meleto Blvd	3	3	\$319,900.00	2,186	\$146.34	Carl/Team Vasile
3345 Tesoro Cir	3	2	\$339,900.00	1,870	\$181.76	Carl/Team Vasile
610 Marisol Dr	3	2	\$344,782.00	2,032	\$169.84	Carl/Team Vasile
3353 Poneta Ave	4	3	\$359,900.00	2,430	\$148.11	Carl/Team Vasile
3309 Modena Way	3	2	\$409,000.00	2,073	\$197.30	Carl/Team Vasile

## Check out these Beautiful Listings in Venetian Bay

You may think you have it all until you walk into a home like this that truly does have it all. This one story 4 bedroom home has it all, water views, preserve views, golf course views, 3 full baths, over-sized 3 car garage, 800 plus sq ft covered outdoor living area with stone fireplace, marine weather outdoor cabinetry complimenting a full summer kitchen, a resort style custom large pool and hot tub, custom open kitchen floor plan with custom dropped ceilings.



2913 Palma

Call Carl for Info 386-527-5357



2805 Paradiso

The best of the best is what this custom Olsen Construction home offers. The owners are extremely meticulous and it shows when you enter this estate home situated on one of the largest preserve cul-de-sac lots, your eyes are immediately drawn to the 10 foot tall glass pocket sliders that open the inside to the outside allowing for captivating views of the salt water pool and large lanai area.

Call Carl for Info 386-527-5357

Welcome to your dream home. Amazing lake front views with a majestic fountain feature in perfect view. There are so many great and wonderful features that we are going to try to name them all but you will need to come see this amazing one of a kind home for yourself and also be sure to check out the 3d tour.



3346 Belino

Call Carl for Info 386-527-5357



3652 Cesi

This home is a piece of pure art work at its highest. This plan is once of the most desired with a 3 car garage, 3 bedrooms with a den bonus room with custom barn doors, and (3) Full bathrooms. This home is located in the "Premiere" golf community of New Smyrna Beach called Venetian Bay. Located with total back yard privacy.

Call Carl for Info 386-527-5357

Well Well Well, Another fine quality home never offered for sale before. Are you looking for the best of the best when it comes to a home. This estate home is located in Venetian Bay in the gated community of Portofino (Reserve). This home offers, tiled roof, custom pavers, large 3 car garage with Florida basement in the attic that allows for a large entry ladder and storage above your garage.



**PENDING!**

2813 S. Asciano Ct



# Check out these Beautiful Listings in Venetian Bay

Rare one-of-a-kind home and lot by Platinum Builders who are known as the premier builder in Venetian Bay. This amazing home offers 3 large bedrooms and a very desired oversized three-car garage with professionally done epoxy coated floors. The location of this premiere lot offers the best of both worlds with lake frontage as well as total privacy with a natural nature preserve just beyond the beautiful lake views.



Custom Estate home on huge corner lakefront lot built by Platinum Builders who are known as the premier builder in Venetian Bay. This amazing (pool) home offers 3 large bedrooms and a very desired oversized three-car garage. The location of this premiere lot offers the best of both worlds with lake frontage as well as total privacy with a natural nature preserve just beyond the beautiful lake views and huge corner lot.

Call Carl for Info 386-527-5357



Are you looking for perfection. This home offers what everyone wants. Over 3100 sq feet under ac with 4 bedrooms, plus a private office, living room, family room, 3 and half bathrooms, new hardwood floors, 2 pantries, custom salt filtered solar heated pool, gas heated spa with waterfall overflow, storm shutters, over sized lanai, outdoor custom California kitchen area.



Are you looking for the best of all the options? Then this is it. There are so many great and wonderful features that we are going to try to name them all but you will need to come see this amazing one of a kind home for yourself and also be sure to check out the 3d tour. This large one-story home located in Promenade Park of Venetian Bay in New Smyrna Beach.

Call Carl for Info 386-527-5357



This luxurious 4 bedroom 3 bath home has been meticulously maintained by its one owner. Featuring brazilian cherry wood floors and tile throughout, spacious open living and beautiful kitchen with 42" wood cabinets, stainless appliances and granite. Enter the large master suite through double doors and oversized master bath with plantation shutters.

Call Carl for Info 386-527-5357



**CHOOSE THE REALTOR THAT LIVES, WORKS, AND BREATHES VENETIAN BAY LIVELIHOOD.**

**2020 Venetian Bay Team Vasile *PENDING!* Statistics don't lie.**

STREET NAME	BR	BA	SELL PRICE	Living Sqft	\$\$ PER SQ FT	Agent
261 Venetian Palms Lot 31	3	2	<b>\$325,500.00</b>	1,790	\$181.84	Carl/Team Vasile
3091 Borassus Lot 27	4	2	<b>\$345,500.00</b>	1,900	\$181.84	Carl/Team Vasile
272 Venetian Palms Lot 37	3	2	<b>\$309,900.00</b>	1,750	\$177.90	Carl/Team Vasile
2813 S. Asicano Ct	3	3	<b>PENDING</b>	2,613	-	Carl/Team Vasile
254 Capella	4	4	<b>PENDING</b>	2,986	-	Carl/Team Vasile
424 Luna Bella Lane #224	2	2	<b>PENDING</b>	1,575	-	Carl/Team Vasile



**We *SOLD* all of these. Don't be mislead. We sell more homes in Venetian Bay that anyone else!**

**Call us today to get your home on this list!**



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# THE ISLES

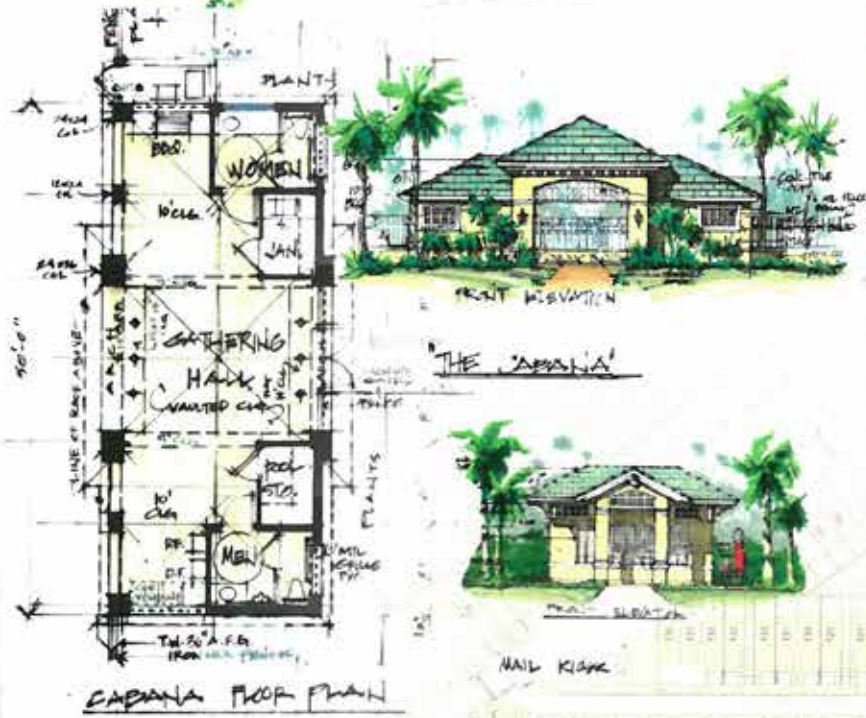
AT VENETIAN BAY

Welcome to The Isles of Venetian Bay Townhomes



Pre construction prices, limited townhomes available

Artist Rendering Of A Typical 4 - Plex Building



### Weather Ready, Maintenance Free

This maintenance free townhome community is a cut above the rest with full-service yard and property maintenance, private pool & cabana; gated for privacy and security.

The homes are built with lasting features that reinforce Platinum Builders' philosophy of quality and integrity. Some of the defining features of these unique homes are:

- Impact Rated Storm Windows & Doors
- Durable Tile Roofs
- Enhanced Exterior Waterproofing
- Energy Efficient Construction
- Fully Customizable Interiors
- Professionally Designed Landscaping
- Maintenance Free Living
- Roof Repair and Replacement by HOA
- Annual Power Washing
- Pest Control Service



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