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ISSUE 22



Newsletter

VENETIAN BAY EDITION

THIS MONTH'S TOPICS

Mortgages: How Many refinanced do you get during a pandemic

Financing Contingency vs Appraisal Contingency

Best Ever Crab Cakes

Venetian Bay Listings Available!

Airbnb Locks Many Last-minute Bookings

Coronavirus Pandemic Impacted Florida Real Estate During the Second Quarter of 2020

Florida's housing market reflected the impact of coronavirus pandemic and economic turmoil in the second quarter of 2020, particularly during April and May: higher median prices and more pending inventory, but fewer closed sales and fewer new listings compared to the second quarter of 2019, according to the latest housing data from Florida Realtors.

Closed sales of single-family homes statewide totaled 68,675 in the second quarter of 2020, down 19.2 percent from that period in 2019; closed sales of condo-townhouse properties totaled 22,571, down 33.9 percent compared to the second quarter of 2019. Closed sales typically occur 30 to 90 days after sales contracts are written.

Quarterly data figures normally offer a good look into prevailing economic and market trends, according to Florida Realtors Chief Economist Brad O'Connor.

"This year, however, has been a notable exception, with the state of the housing market shifting rapidly from week to week," he said on Wednesday. "For example, we were only down a little over 4 percent year-over-year in new pending sales of single-family homes during the second quarter, but this masks the fact that we were down 35 percent (new pending single-family home sales) in April, only to see a phenomenal bounce-back recovery of 2.3 percent in May and over 23 percent in June.

"All indications are that Florida will continue to see home sales surge through the end of the summer, with our biggest near-term issue being a severe lack of single-family inventory," O'Connor added.

The statewide median sales price for single-family existing homes in the second quarter of 2020 was \$277,500, up 4.7 percent from the same time a year ago, according to data from the Florida Realtors research department in partnership with local realtor boards/associations. The statewide median price for condo-townhouse properties during the quarter was \$207,000, up 6.2 percent over the year-ago figure. The median is the midpoint; half the homes sold for more, half for less.

"With mid-year inventory levels down over 27 percent compared to last year, the scarcity of homes on the market will continue to propel prices upward," O'Connor said. "Price growth has remained so strong throughout the pandemic that at the mid-point of the year, Florida had already seen close to \$50 billion worth of closed single-family home sales, less than 2 percent off from last year's pace."

In the second quarter of 2020, the median time to a contract (the midpoint of the number of days it took for a property to receive a sales contract during that time) was 37 days for single-family homes and 50 days for condo-townhouse properties.

Inventory was at a 2.8-months' supply in the first quarter for single-family homes and at a 5.7-months' supply for condo-townhouse properties, according to Florida Realtors.

According to Freddie Mac, the interest rate for a 30-year fixed-rate mortgage averaged 3.23 percent for 2Q 2020, down from the 4.0 percent average recorded during the same quarter a year earlier.
 By FLORIDA DAILY -08.13.20

MORTGAGES: HOW MANY REFINANCES DO YOU GET DURING A PANDEMIC?

By Jeff Lazerson

While there aren't any legal limitations, there are a lot of lender fake-outs and roadblocks that might make it harder, such as added costs and fees.

MONROVIA, Calif. – Paul and Laura DePerry shaved \$260 off the mortgage payment for their Rancho Santa Margarita home when they refinanced last March. Their interest rate dropped to 3.63% from 4.25%.

Then the pandemic hit, and mortgage interest rates fell to record lows. Last week, the DePerrys locked in an additional \$240-a-month savings with a new rate of 2.88%, paying about \$3,200 in closing costs.

In total, their payment fell \$500 per month after they cut their interest rate by almost 1.4%.

"It makes me feel ecstatic," Paul DePerry said.

What if rates fall further? Could the DePerrys go for a trifecta? How many times can you refinance your mortgage?

There are no legal limitations.

But there are a lot of lender fake-outs and roadblocks that might make it harder for you to become a true serial refiner.

Among them:

Added costs: Fannie Mae and Freddie Mac announced plans to add a half-point fee (that is, 0.5%) for any refinance, effective Dec. 1. With the lag time it takes to get loans approved, that fee could be charged for all loans launched as early as September or October. Even if there's enough time to get your loan approved by Nov. 30, some lenders still may charge that adverse market fee.

Lender refusals: A second roadblock is something called EPO, or early payoff. That is where your lender may not be able to offer you a redo for four, six or as much as 12 months after your closing because the company advanced money to cover loan originator compensation or closing costs in exchange for a higher interest rate. These are known as zero-point or zero-cost loans.

In those cases, if you re-do your mortgage with any lender, or even sell your property, the lender may get a big claw-back bill from Fan or Fred for those advanced fees. So they have a timeout that you are strongly encouraged to participate in. Some originators make borrowers sign a pledge that they will not refinance for a certain amount of time or require them to reimburse the originator for its lender bill.

The Dodd-Frank Act of 2010 banned any type of prepayment penalty

for first loans on owner-occupied or second homes.

Qualifying: A third roadblock is much tougher underwriting. For example, did you go into forbearance and skip payments? Is your industry at further risk of a meltdown such as airlines, retail businesses and the like? Is your self-employed income declining from last year?

The Wall Street Journal reported Tuesday that some lenders are requiring borrowers to sign documents pledging that they don't intend to seek forbearance on their new loan. The good news is plenty of lenders are temporarily rescinding the adverse market fee. Separately, May data indicates 40% of all mortgages going to Fannie and Freddie are getting appraisal waivers, according to Ed Pinto of the American Enterprise Institute. That's about a \$600 reduction in your refinance costs.

Before calculating whether to refinance your own mortgage, be clear what you're trying to accomplish. Do you want to shorten your term, lower your mortgage rate, or pull out cash?

Then do the math.

How much is it going to cost you? For example, most borrowers will refinance into a lower rate if they can save \$100 or more per month without any points or fees. If you are paying closing costs, how long will it take to recoup your cost? For example, let's say you are currently at 3.75% on a \$400,000 loan and your payment is \$1,852. You can get 2.875% without points, but you will have to pay \$3,500 in closing costs. Assuming you add your settlement costs to the new loan amount, your new payment would be \$1,674 a month on a \$403,500 loan. Your savings is \$178 per month.

Divide \$3,500 in costs by \$178 in payment savings. It will take about 20 months to recoup the cost.

Separately, do you have the stomach to subject yourself to the normally intrusive financial dive that has just gotten worse, thanks to more potential COVID-19 related job cuts and income losses? The Federal Housing Finance Agency projects at least \$6 billion in losses for Fan and Fred, and it could be worse. So, the adverse market fee could increase further. Or, worse, refinance lending could come to a standstill.

Refinance only if it makes sense for you. Is a trifecta in your future?

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Carl's Stats
Broker A, CDPE, MBRA, AWR,
Top 1% of Realtors for United States 2019
Personally Ranked #1 In North America 2020 for ER
Personally Ranked #1 in Florida 2012-2020

Leader of #1 Ranked Team in Florida for 2012-2020
Leader of #2 Real Estate Team in all of North America 2020
carlsells386@gmail.com

Airbnb Locks Many Last-Minute Bookings

By David Oliver

Airbnb is an official party-pooper. In the U.S., Canada and Australia, its tech has blocked 250K guests from booking last-minute homes close to where they live.

McLEAN, Va. – Airbnb really, really doesn't want guests to host parties.

The company is rolling out an initiative in the U.S., Canada and Australia that blocks guests from booking homes on short notice in cities where they live in an effort to limit unauthorized house parties, according to a company statement provided by Airbnb spokesman Charlie Urbancic.

Airbnb began the pilot in March in the U.S. and Canada. Data from the company has shown last-minute reservations historically lead to a disproportionate number of parties. Parties have been a problem for the short-term rental company for some time, before and during the coronavirus pandemic. And some states around the country have specific social distancing measures in place and limits on gatherings.

Airbnb will use technology to block last-minute bookings of homes given risk factors, including information about the listing, reservation and guest. If a guest has no reviews and tries to book an entire home locally the day of their stay, they may be barred from doing so. A guest with positive reviews, however, may be able to book such a listing.

Guests unable to book would be redirected to the company's boutique hotel offerings instead of an entire-home booking.

The company has blocked about 250,000 reservations between this pilot program and restrictions announced in July to guests under age 25. Airbnb announced a global ban on parties and events at Airbnb listings earlier this summer and an occupancy cap of 16 people worldwide.

"This party ban applies to all future bookings on Airbnb and it will remain in effect indefinitely until further notice," according to a company statement provided by Airbnb spokesperson Ben Breit at the time.

As the pandemic began, the company removed its "event friendly" search filter and its "parties and events allowed" house rules from listings. It also directed guests to follow local COVID-19 public health laws.

Unauthorized parties were not technically allowed on the platform, with 73% of its listings already banning them as part of their house rules. The company laid down stricter limits last year with a ban on "party houses" worldwide, or "listings that create persistent neighborhood nuisance." It's also done manual reviews of what it considers high-risk reservations and restricted the rental permissions for guests under age 25 as part of its effort to get house parties under control.

The company announced earlier this year that U.S. guests under 25 who have fewer than three positive reviews and any negative reviews would be restricted from booking entire homes in areas close to where they live. The company's latest restriction complements this previous effort.

Contributing: Hannah Yasharoff, The Associated Press
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Financing Contingency vs. Appraisal Contingency

By Joel Maxson

If a contract includes both a financing contingency and appraisal contingency, where does one end and the other begin? There's substantial overlap in the two contingencies, but they have very different rules.

ORLANDO, Fla. – When buyers negotiate a contract that includes both a financing contingency and appraisal contingency, they sometimes have trouble understanding where one ends and the other begins. This is understandable, since a contract with both contingencies contains substantial overlap.

Please note that different contracts can have very different rules, so this is not a discussion of general contract law. Instead, we're looking specifically at the financing contingency contained in Section 8 of the Florida Realtors/Florida Bar Residential Contract for Sale and Purchase, which is the same in the "AS IS" version. We're also looking at comprehensive rider F to the Florida Realtors/Florida Bar contracts, which is titled Appraisal Contingency. Both contingencies are designed to enable a buyer to get out of the contract and keep their deposit if specific events occur.

The appraisal contingency is straightforward. There are only two parts to negotiate. One is the price the appraisal must meet or exceed (if left blank, the amount is the purchase price). The second negotiable part is the deadline for the buyer to cancel the contract if the appraisal doesn't meet the negotiated value. If the value of the appraisal is less than the amount in the blank, then the buyer has the option to cancel the contract by sending a written notice to the seller or seller's representative before the deadline expires. If the buyer fails to obtain an appraisal by the deadline, then they can't use the appraisal contingency to cancel the contract.

The financing contingency is a little more convoluted, so we'll need to look at it in two parts. The first part focuses on the loan approval deadline. The buyer must timely apply for the loan specifically described in the contract (conventional, FHA, or VA, for example), and use good faith, diligent effort to try and obtain the loan. If they don't have loan approval by the deadline (sometimes called a loan commitment or conditional approval), then the buyer can cancel the contract by sending a written notice to the seller or seller's representative. There are many reasons why the lender may not give a loan approval. One reason is if the appraisal comes in low.

The second part comes into play if the lender approved the loan before obtaining the appraisal. If so, the contract provides "If Loan Approval has been obtained, or deemed to have been obtained, as provided above, and Buyer fails to close this Contract, then the Deposit shall be paid to Seller unless failure to close is due to... (3) appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Approval, in which event(s) the Buyer shall be refunded the Deposit..."

So, how do these contingencies overlap?

Let's look at the situation where the lender denies the loan before the loan approval deadline, due to an appraisal that didn't meet the purchase price. If this occurs before the loan approval deadline and appraisal deadline, the buyer could use either contingency to cancel the contract. The buyer would only need one contingency but could technically use either to achieve the same result.

In the same way, let's say the lender gives a conditional loan approval but rescinds that approval after the appraisal comes in low. If that low appraisal is given to the buyer before the appraisal deadline, then the buyer could use either contingency to cancel the contract.

At this point, you may be wondering when the appraisal contingency protects the buyer beyond what they already have in the financing contingency. There are a few scenarios, although they aren't common.

One scenario is if the buyer hires their own appraiser to conduct an appraisal, in addition to any appraisal the lender may obtain. In that case, if the buyer's appraisal comes in below the negotiated value in the appraisal contingency, they can use their low appraisal to cancel the contract, regardless of what happens with the lender.

Another scenario would be if the lender decides to go ahead with the loan despite the low appraisal. In that case, the buyer couldn't use the financing contingency, because there's no issue with financing. The buyer has been approved, and the lender is willing to close. But if the buyer is still within the appraisal contingency deadline, the buyer could use the low appraisal to cancel the contract.

Any member who has questions about Florida Realtors form contracts, including the Florida Realtors/Florida Bar Residential Contract for Sale and Purchase, is welcome to call the Florida Realtors Legal Hotline at (407) 438-1409 between the hours of 9:00 a.m. and 4:45 p.m. on weekdays.

Joel Maxson is Associate General Counsel for Florida Realtors

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Best Ever Crab Cakes

Prep 15 min | Cook 12 min | Ready in 27 min

Author: www.allrecipes.com

INGREDIENTS

- 1 egg
- 3 tablespoons mayonnaise
- 4 teaspoons lemon juice
- teaspoon red pepper flakes
- 1 teaspoon dried tarragon
- 1 tablespoon minced green onions
- 8 ounces crabmeat
- ½ cup crushed buttery round crackers
- 1 tablespoon butter

Per Serving: 216.1 calories; protein 13.9g 28% DV; carbohydrates 5.7g 2% DV; fat 15.2g 23% DV; cholesterol 108.5mg 36% DV; sodium 354.8mg 14% DV.

INSTRUCTIONS

Step 1- In a medium bowl, whisk together egg, mayonnaise, lemon juice, red pepper flakes, tarragon, and scallions. Gently stir in crabmeat, being careful not to break up meat. Gradually mix in cracker crumbs, adding until desired consistency is achieved.

Step 2 - Heat butter in a skillet over medium heat. Form crab mixture into 4 patties. Place patties in skillet, and cook until golden brown, about 5 to 6 minutes on each side.

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

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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
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
3207 Meleto Blvd	3	3	\$319,900.00	2,186	\$146.34	Carl/Team Vasile
261 Venetian Palms Lot 31	3	2	\$325,500.00	1,790	\$181.84	Carl/Team Vasile
272 Venetian Palms Lot 37	3	2	\$309,900.00	1,750	\$177.90	Carl/Team Vasile

Check out these Beautiful Listings in Venetian Bay

One of the most desired lots in all of Venetian Bay, offering captivating views of both the large lake and golf course. This one story 4 bedroom plus an office/den home has it all, water views, golf course views, 3 full baths, over-sized 3 car garage, 800 plus sq ft covered outdoor living area with stone fireplace, custom floors, whole house generator system, marine weather outdoor cabinetry complimenting a full summer kitchen, and so much more.

Call Carl for Info 386-527-5357



2808 Casanova



3451 Tesoro

WOW is what you will say when you enter this amazing home. The views of the large lake are captivating. This extremely rare waterfront lot with views of BOTH fountains sits inside the Promenade section of Venetian Bay. The home offers so many upgrades and features I will name just a few, crown molding, real wood floors, high end granite, and much more.

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 aren't going to try to name them all but you will need to come see this amazing one of a kind home for yourself. Also be sure to check out the 3d tour.



3346 Bellino



3449 Tesoro

This home is a piece of pure art work at its highest. This plan is one 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 "Premier" golf community of New Smyrna Beach called Venetian Bay. Located with total back yard privacy.

Offered for sale is this rare large (one story) 4 bedroom 3 full bath home plus a den/office that is located in desired Venetian Bay that includes a community pool just a few steps away. This home has it all. Just to name a few of the amazing features and upgrades, custom wood tile in all areas except bedrooms, like new stainless appliances, tile roof, huge screened in area that offers a solid roof and top of the line hot tub.



492 Venetian Villa

Listings in Venetian Bay Are Going Fast!

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 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 drop ceilings.

Call Carl for Info 386-527-5357



2913 Palma



511 Campana

Location is everything. The magnificent home sits on a rare oversized lot located next to a green area (so no home next to you on one side ever) sits just inside the Promenade section of Venetian Bay that offers extra space between your neighbors homes unlike many of the other lots.

Call Carl for Info 386-527-5357



2913 Linari

Location Location- THIS gorgeous 4 bedroom home has it all, water views, 3 bath, oversized 3 car garage. Covered outdoor living area with stone fireplace, marine weather outdoor cabinetry complimenting a full summer kitchen, overlooking the pool, golf course view and has beautiful sunsets you can truly appreciate.



3325 Tuscano

One of the nicest and best priced homes in all of Venetian Bay. This larger one story home offers 3 bedrooms and 2 full bathrooms, No carpet in this home, all tile or wood style flooring throughout. There is a custom built in electric fireplace with stone and ship lap ready for your big screen tv to hang. Kitchen offers granite, stainless and wood cabinets.

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.



493 Luna Bella Lane

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

2020 Venetian Bay Team Vasile *SOLD* 1st Quarter!
Statistics don't lie.

STREET NAME	BR	BA	SELL PRICE	Living Sqft	\$\$ PER SQ FT	Agent
3345 Tesoro Cir	3	2	\$339,900.00	1,870	\$181.76	Carl/Team Vasile
263 Venetian Palms Lot 32	3	2	\$299,000.00	1,691	\$176.82	Carl/Team Vasile
2805 Casanova Ct	4	3	\$595,000.00	2,605	\$228.41	Carl/Team Vasile
208 Venetian Palm Blvd.	4	3	\$316,740.00	2,113	\$149.90	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
3089 Borassus Dr Lot 26	4	3	\$431,600.00	2,630	\$164.10	Carl/Team Vasile
3652 Pegaso Ave	3	2	\$330,000.00	2,075	\$159.04	Carl/Team Vasile
270 Venetian Palm Blvd.	4	3	\$328,500.00	2,400	\$136.87	Carl/Team Vasile
610 Marisol Dr	3	2	\$344,782.00	2,032	\$169.84	Carl/Team Vasile
3091 Borassus Lot 27	4	2	\$345,500.00	1,900	\$181.84	Carl/Team Vasile
3342 Caterina Dr.	4	4	\$568,000.00	3,102	\$183.11	Carl/Team Vasile
3310 Modena Way	3	2	\$392,000.00	1,906	\$205.67	Carl/Team Vasile
254 Capella Ct	4	4	\$550,550.00	2,986	\$184.38	Carl/Team Vasile
424 Luna Bella Lane #123	-	-	\$31,000.00	Comm.	-	Carl/Team Vasile
2813 S. Asicano Ct	3	3	\$580,000.00	2,613	\$221.97	Carl/Team Vasile
261 Venetian Palms Dr Lot 31	3	2	\$333,750.00	1,790	\$181.84	Carl/Team Vasile
3652 Cesi Ave	3	3	\$455,000.00	2,162	\$212.71	Carl/Team Vasile
3346 Bellino Blvd	4	3	\$450,000.00	2,318	\$204.91	Carl/Team Vasile
3423 Medici Blvd	-	-	\$285,000.00	-	-	Carl/Team Vasile
345 Venetian Palm Lot 472	-	-	\$395,500.00	-	-	Carl/Team Vasile
493 Luna Bella Lane	4	3	\$362,500.00	2,495	\$147.90	Carl/Team Vasile
526 Bacio St	3	3	\$489,991.00	2,575	\$193.74	Carl/Team Vasile
2913 Linari Ct	4	3	\$765,000.00	2,624	\$296.80	Carl/Team Vasile
209 Venetian Palms Blvd	4	3	\$329,991.00	2,262	\$145.88	Carl/Team Vasile
272 Venetian Palms Lot 37	3	2	\$352,210.00	1,750	\$201.26	Carl/Team Vasile
206 Venetian Palms Blvd	3	3	\$307,991.00	2,028	\$151.87	Carl/Team Vasile
3079 Borassus Dr	4	2.5	\$470,000.00	2,194	\$214.22	Carl/Team Vasile
206 Caryota Ct	3	2	\$249,992.00	1,504	\$166.22	Carl/Team Vasile
3014 King Palm Lot 127	4	2	\$510,400.00	1,900	\$207.89	Carl/Team Vasile
3503 Sonesta Ct	4	3	\$480,000.00	3,101	\$154.79	Carl/Team Vasile
566 Luna Bella Lane	3	2	\$468,782.00	2,270	\$206.51	Carl/Team Vasile
460 Venetian Villa Dr	4	3	\$335,000.00	2,543	\$131.73	Carl/Team Vasile
3565 Casalta Cir	3	2	\$272,500.00	1,900	\$143.42	Carl/Team Vasile
3386 Bellino Blvd	4	2	\$ 450,300.00	2,233	\$201.66	Carl/Team Vasile

We SOLD all of these. Don't be misled.
We sell more homes in Venetian Bay than anyone else!

THE ISLES

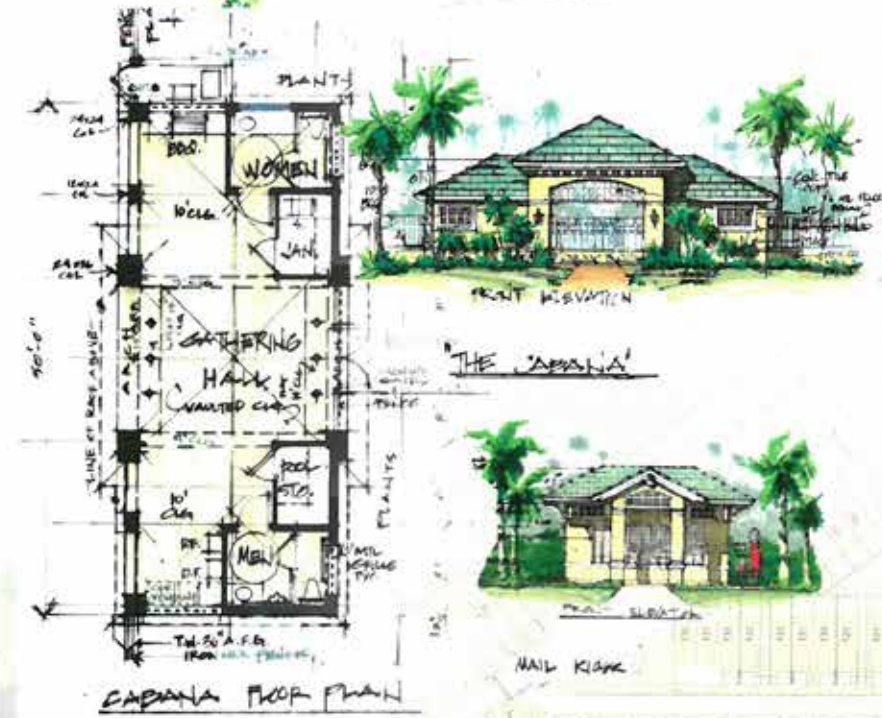
AT VENETIAN BAY

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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