

NEWSLETTER

VENETIAN BAY EDITION



THIS MONTH'S TOPICS

Shut Down Home Intruders With These 7 Safety Strategies

Soft Pumpkin Chocolate Chip Cookies

Venetian Bay Listings Available!

WORKING TOGETHER TO SERVE YOU BETTER



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Shut Down Home Intruders With These 7 Strategies

According to the FBI, more than one million burglaries are committed in the United States each year, with victims suffering an estimated \$3 billion in combined property losses.¹ Fortunately, there are some proven tactics you can use to decrease your likelihood of a home invasion.

Most burglars won't go to extreme lengths to enter a residence. They are looking for easy access with

minimal risk. A monitored security system can be an effective deterrent—homes without one are 300% more likely to be burglarized—but it isn't the only way to protect your property.² The strategies below can help to maximize your home's security and minimize your chances of being targeted by intruders.

Thinking about listing your home? We have some additional recommendations for you. Contact us to find out the procedures we use to keep our clients and their property safe and secure during the buying and selling process.

TEXT OR CALL TODAY (386) 690-8783



Shut Down Home Intruders With These 7 Safety Strategies

#1 CHECK YOUR DOORS & WINDOWS

According to home security company ADT, the most common entry point for a burglar is an unlocked front door (34%) followed by a first-floor window (23%) or back door (22%).³ So securing these points of entry is essential.

Evaluate the condition of your doors and locks.

A steel door is generally considered the strongest, but many homeowners prefer the look of wood. Whatever material you choose, make sure it has a solid core and pair it with a Grade 1 or 2 deadbolt lock with a reinforced strike plate.⁴

Add window locks and security film.

Aftermarket window locks are an easy and inexpensive upgrade that can provide an additional layer of protection for your home. Choose a lock that is compatible with your window frame material and a style that is appropriate for the window type. And consider using a specialty film on windows that are adjacent to a door. Security film holds shattered glass in place, making the windows more difficult to penetrate.⁵

#2 LANDSCAPE FOR SECURITY

When it comes to outdoor landscaping, many of us think about maintenance and curb appeal. But the choices we make can impact our home's security, as well. Thieves target homes that they can enter and exit without being detected. Here are a few tweaks that can make your property less appealing to potential intruders.

Increase visibility from the street.

A privacy hedge may keep out nosy neighbors, but it can also welcome thieves—so trim overgrown trees and shrubs that obstruct the view of your property. According to police officers, they offer an ideal environment for criminals to hide.⁶

Place thorny bushes and noisy gravel below windows.

Don't eliminate shrubbery altogether, though. Certain hedges can actually offer a deterrent to robbers. Plant thorny rose bushes or sharp-leaved holly beneath your first-story windows for both beauty and protection. Add some loose gravel that crunches when disturbed.

#3 LIGHT YOUR EXTERIOR

When it's dark outside, criminals don't need to rely on overgrown shrubbery to hide. Luckily, a well-designed outdoor lighting system can make your home both safer and more attractive.

Install landscape lighting.

Eliminate pockets of darkness around your yard and home's perimeter with strategically placed outdoor lights. Use a combination of flood, spot, well, and pathway lights to add interest and highlight natural and architectural details.

Use motion-activated security lights to startle intruders.

The soft glow of landscape lighting isn't always enough to dissuade a determined intruder. But a motion-activated security light may stop him in his tracks. And if you choose a Wi-Fi connected smart version, you can receive notifications on your phone when there's movement on your property.

#4 MAKE IT LOOK LIKE YOU'RE HOME

Motion-activated lights aren't the only way to make an intruder think you're at home. New technology has made it increasingly possible to monitor your home while you're away. This is especially important since most burglaries take place on weekdays between 10 am and 3 pm, when many of us are at work or school.²

Turn on your TV and leave a car in the driveway.

A survey of convicted burglars revealed that the majority avoid breaking into homes if they can hear a television or if there's a vehicle parked in the driveway.⁷ If you're away from home, try connecting your TV to a timer or smart plug. And when you travel, leave your car out or ask a neighbor to park theirs in

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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
- Personally Ranked #1 in Florida 2012-2020
- Leader of #1 Ranked Team in Florida 2012-2020
- Leader of #2 Real Estate Team in North America 2020

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20 21

VENETIAN BAY TEAM VASILE SALES

**Statistics don't lie.
We personally SOLD all these homes.**

STREET NAME	BR	BA	SELL PRICE	LIVING SQFT	\$ PER SQFT	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

2021

VENETIAN BAY TEAM VASILE SALES

**Statistics don't lie.
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STREET NAME	BR	BA	SELL PRICE	LIVING SQFT	\$ PER SQFT	AGENT
2913 linari Court	4	3	\$885,000.00	2,624	\$337.27	Carl/Team Vasile
3627 Casalta Cir	3	3	\$300,000.00	1,824	\$164.47	Carl/Team Vasile
3433 Torre Boulevard	2	2	\$340,000.00	1,973	\$172.32	Carl/Team Vasile
308 Leoni Street	4	2	\$567,900.00	2,185	\$259.90	Carl/Team Vasile
3078 Borassus Drive	3	2	\$599,000.00	2,099	\$285.37	Carl/Team Vasile
2817 Casanova Court	4	3	\$820,000.00	3,214	\$255.13	Carl/Team Vasile
3425 Medici Boulevard	3	2	\$319,900.00	2,065	\$154.91	Carl/Team Vasile
2942 Bella Flore Terrace	3	3	\$501,963.00	2,084	\$240.86	Carl/Team Vasile
2909 Palma Lane	3	3	\$970,000.00	4,082	\$237.62	Carl/Team Vasile
3007 Borassus Drive	3	3	\$400,000.00	2,006	\$199.40	Carl/Team Vasile
206 Venetian Palms Blvd	3	3	\$412,000.00	2,040	\$201.96	Carl/Team Vasile
3204 Medici Boulevard	3	2	\$570,000.00	2,381	\$239.39	Carl/Team Vasile
3301 Modena	3	2	\$775,000.00	2,065	\$375.30	Carl/Team Vasile
508 Campana Street	3	2	\$540,000.00	2,184	\$247.25	Carl/Team Vasile
3656 Pini Avenue	3	2	\$460,000.00	2,032	\$226.37	Carl/Team Vasile
3457 Medici Boulevard	3	2	\$314,000.00	2,402	\$130.72	Carl/Team Vasile
3365 Pintello Avenue	4	2	\$339,873.00	2,162	\$157.20	Carl/Team Vasile
3421 Medici Boulevard	4	3	\$330,000.00	2,402	\$137.38	Carl/Team Vasile
3557 Casalta Circle	3	2	\$280,000.00	2,030	\$137.93	Carl/Team Vasile
3219 Modena Way	4	3	\$645,000.00	2,569	\$251.07	Carl/Team Vasile
424 Luna Bella Lane #227	2	2	\$239,000.00	1,492	\$160.18	Carl/Team Vasile
2810 Casanova Court	4	2	\$599,000.00	2,952	\$202.91	Carl/Team Vasile
572 Luna Bella Lane	3	2	\$455,000.00	2,438	\$186.62	Carl/Team Vasile
3319 E Locanda Circle	3	2	\$470,000.00	2,123	\$221.38	Carl/Team Vasile
3325 Pintello Avenue	4	2	\$284,462.00	1,662	\$171.15	Carl/Team Vasile
3355 Caterina Drive	3	2	\$450,000.00	2,247	\$200.26	Carl/Team Vasile
513 Bacio Street	3	2	\$370,000.00	1,889	\$195.87	Carl/Team Vasile
2827 Casanova Court	4	3	\$995,000.00	3,397	\$292.90	Carl/Team Vasile

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ACTIVE 424 Luna Bella Lane 430 | \$349,000

Rare 3-bedroom, 3-bathroom condo is located in the Tuscany Square community within Venetian Bay. Large open floor plan with spacious rooms and private garage parking. The community is gated and secured. Located on the top floor (Penthouse floor) of a 4 story building you have the security and privacy on your side with electric gates and each building has its own elevator.



SOLD 206 Venetian Palms | \$412,000

Your like new home is ready for you to move in. This rare 3 bedroom, 3 full bathroom and yes 3 car garage lake view home is only 1 year old and hardly ever lived in. Offering quartz counters, stainless appliances, high end tile, and many other wonderful features. You won't be disappointed.

ACTIVE 424 Luna Bella Lane 330

Listed: \$344,000

Rare 3-bedroom, 3-bathroom condo is located in the Tuscany Square community within Venetian Bay. Large open floor plan with spacious rooms and private garage parking. The community is gated and secured. Located on the 3rd floor of a 4 story building you have the security and privacy on your side with electric gates and each building has its own elevator.



SOLD 308 Leoni St | \$567,900

Spectacular 4 bedroom 2.5 bath pool home built by Platinum Builders is being offered for sale. This home has it all. Custom tile, granite, soft close doors and drawers, screen enclosed pool that is heated and with a hot tub, a real outdoor shower with hot and cold water, over sized 2.5 car garage, extra deep driveway, located near a cul de sac and on a nature preserve lot for total privacy.

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ACTIVE 424 Luna Bella Lane 226 | \$374,000

Rare 4-bedroom, 4-bathroom condo is located in the Tuscany Square community within Venetian Bay. Largest open floor plan with spacious rooms and private 1.5 car garage parking. The community is gated and secured. Located in a 4 story building you have the security and privacy on your side with electric gates and each building has its own elevator.



SOLD 2913 Leoni | \$885,000

This gorgeous 4 bedroom plus a den/office pool home has it all, water views, 3 baths, 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.

SOLD 3301 Modena Way | \$775,000

Rare RV Garage custom home with more options and features than the model center. A true masterpiece of a home. The highest of qualities and no corners cut.



SOLD 3078 Borassus Dr | \$599,900

Most likely the nicest home in the Palms of Venetian Bay. Offering a custom salt filtered pool with wifi controls, updated ac, level 4 cambria quartz counters, electric blinds in dining and living area, double doors at entry with built in blinds, plantation shutters throughout the home, 3 sun tunnels to let in all natural light, built in electric fireplace, epoxy painted garage floor, and so much more.

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SOLD 3433 Torre Blvd | \$340,000

Rare one level duplex built by Stanley builders in the sought after Savannah Point community in Venetian Bay. This amazing 2 bedroom which also offers, granite counters, crown molding, maintenance free lifestyle and a large den or office



PENDING 241 Venetian Palms Blvd | \$574,900

By far one of the nicest homes in the Palms of Venetian Bay sitting on one of the largest lakes right in front of the fountain. Offering a custom salt filtered pool with a disappearing hot tub. The pool is heated and approx. 32 ft long end to end with high end pebble tech finish and so much more.

SOLD 3219 Modena | Listed: \$669,872

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 4 large bedrooms (plus) a den/office/bonus room and a very desired huge over sized three to four car garage with epoxy coated floors and 3 (full) bathrooms one of which doubles as a pool bath.



PENDING 3432 Medici Boulevard | \$330,000

Your like new Platinum built town home awaits you. Located in the very desirable golf community of Venetian Bay offered with all kinds of upgrades, such as granite throughout, custom wood look tile, stainless appliances, mater bedroom down stairs. balcony and much much more.

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PENDING 2917 Linari Court | \$1,599,000

MOST LIKELY THE NICEST HOME IN ALL OF VENETIAN BAY, IS THIS EXECUTIVE ESTATE HOME, OFFERING 4 BEDROOM, 4 BATH PLUS OFFICE/DEN CUSTOM BUILT HOME WITH A HUGE OVERSIZED 3 CAR GARAGE THAT IS ALSO AIR CONDITIONED.



SOLD 3017 King Palm | \$549,879

What many would consider the nicest lake view in all of Venetian Bay is what this home gives you. You will be amazed by the captivating views from all the rear facing windows. The home offers the unique corner room sliders that allow the outside to become part of the inside. The home offers 4 bedrooms and 2.5 bathrooms and a 3 car garage, custom high end vinyl planking throughout the home, no carpet anywhere.

PENDING 3323 Montese St | \$388,600

Like new large open floor plan 3 bed 2 bath home with a tile roof, granite counter and 20 x 20 screened lanai and patio area. The backyard is fenced and the landscaping is to die for. You will not be disappointed when you see this amazing Venetian Bay home. Walking distance to the community town center with a small grocery store, 5 star spa, 24 hour gym, wonderful Italian restaurant, sandwich deli and so much more.



SOLD 3627 Casalta Cir | \$309,900

Spectacular is what you will say the moment you walk into this rare 3 bedroom 3 bathroom townhouse with a ground level floor bedroom. Features include an oversized 2 car garage, quartz counters, custom tile throughout with carpet in bedrooms, just to many wonderful upgrades and features to mention them all.



your driveway.

Install a video doorbell.

In that same survey, every respondent said they would knock or ring the doorbell before breaking into a home. A video doorbell not only alerts you to the presence of a visitor, it also enables you to see, hear, and talk with them remotely from your smartphone—so they'll never know you're gone.

#5 KEEP VALUABLES OUT OF SIGHT

Few home invasions are conducted by criminal masterminds. In fact, a survey of convicted offenders found that only 12% planned their robberies in advance, while the majority acted spontaneously.⁸ That's one of the reasons security experts caution against placing valuables where they are visible from the outside.⁹

Check sightlines from your doors and windows.

Don't tempt robbers with a clear view of the most commonly stolen items, which are cash (think purses and wallets), jewelry, electronics, firearms, and drugs (both illegal and prescription).⁶ Take a walk around your property to make sure none of these items are easily visible.

Secure valuables in a safe.

Consider the possessions that are on display inside your home, as well. It's always a good idea to lock up firearms, sensitive documents, and expensive or irreplaceable items when you have housekeepers or other service providers on your property.

#6 HIGHLIGHT YOUR SECURITY MEASURES

While it's prudent to hide your valuables, it's equally important to advertise your home's security features. In surveys, convicted burglars admit to avoiding homes with obvious protective measures in place.^{7,8}

Install outdoor cameras.

Security cameras are the most common home protection device and for good reason.¹⁰ Not only do they help prevent crime (burglars are known to avoid them), they can offer peace of mind for homeowners who want to sneak a peek at their property while away.¹¹ And if you do experience a break-in, security camera footage can help police identify your intruder.

Post warning signs.

Security system placards and beware-of-dog signs are also shown to be effective deterrents.⁸ Of course, you should back up your threats with a noisy alarm and loud barking dog for maximum impact.

#7 LIMIT WHAT YOU SHARE ON SOCIAL MEDIA

Social media platforms can be a great way to stay connected with friends and family, but it's easy to reveal more than you've intended. Be thoughtful about what you're posting—and who has access.

Delay posting photos or travel updates.

It can be tempting to upload a concert selfie or pictures from your beach vacation. But these types of photos scream: "My house is unoccupied!" Try to wait until you've returned home to share the photos on social media.

Set privacy restrictions on your accounts.

Think twice about connecting with strangers or casual acquaintances on social media. If you enjoy sharing family updates and personal photos, it's safer to limit your followers to those you truly know and trust.

YOUR HOME IS SAFE WITH US

We take home security seriously. That's why we have screening procedures in place to keep our clients and their homes safe when they are for sale. We also remind our buyers to change the locks before they move into their new homes and provide referrals to locksmiths and home security companies that can help. To learn more about our procedures and how you can stay safe during the buying and selling process, contact us to schedule a free consultation!

1. <https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/burglary>
2. <https://www.bankrate.com/insurance/homeowners-insurance/house-burglary-statistics/>
3. <https://www.adt.com/resources/how-do-burglars-break-into-houses>
4. <https://www.ncpc.org/wp-content/uploads/2017/11/locking-your-home-reva-1-pdf.pdf>
5. <https://www.safewise.com/blog/10-simple-ways-to-secure-your-new-home/>
6. <https://www.forbes.com/sites/houzz/2014/03/20/how-your-landscaping-can-keep-burglars-away/?sh=2a8addf27429>
7. <https://www.kgw.com/article/news/investigations/86-burglars-say-how-they-break-into-homes/283-344213396>
8. <https://www.sciencedaily.com/releases/2013/05/130516160916.htm>



Soft Pumpkin Chocolate Chip Cookies

cafelites.com | Servings: 24

INGREDIENTS

- | | |
|-----------------------|-----------------------|
| ½ cup butter melted | 1¾ cup flour |
| ¾ cup brown sugar | 1¾ Pumpkin Pie Spice |
| ¼ cup white sugar | ¼ tsp baking soda |
| 2 tbsp golden syrup | 1 tsp salt |
| 2 tsp vanilla extract | ¾ cup chocolate chips |
| ½ cup pumpkin puree | |
| 1 egg | |

INSTRUCTIONS

- Preheat oven to 350°F
- Combine butter & sugar in a bowl. Whisk in syrup, vanilla and egg. Whisk in the pumpkin puree.
- Add flour, pumpkin pie spice, baking soda, and salt. Fold in half of the chocolate chips. Cover bowl with cling wrap and refrigerate for an hour.
- Scoop 1½ tbsp of dough and drop onto cookie sheet. Flatten cookies with your hand and press chocolate chips onto the tops of each cookie.
- Bake 10-11 min. Allow to cool on the baking sheet for about 30 minutes.

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