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NEWSLETTER

VENETIAN BAY EDITION



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THIS MONTH'S TOPICS

Renovate or Relocate?
3 Questions To
Help You Decide

Pina Colada
Popsicle Recipe

Venetian Bay
Listings Available!

Does your current home no longer serve your needs?

If so, you may be torn between relocating to a new home or renovating your existing one. This can be a difficult choice, and there's a lot to consider—including potential costs, long-term financial implica-

tions, and quality of life. A major remodel can be a major commitment. From hiring contractors to selecting materials to managing a budget, it can take a tremendous amount of time and energy—not to mention the ordeal of living through construction or relocating to a temporary residence.

On the other hand, moving is noto-

riously taxing. In fact, in one survey, 40% of respondents viewed buying a new home as "the most stressful event in modern life."¹

So which is the better option for you? Let's take a closer look at some of the factors you should consider before you decide.



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What are your motivations for making a change?

It's possible that some of the limitations of your current home can be addressed with a renovation, but others may require a move.

Renovate

Certain issues, like dated kitchens and bathrooms, are fairly easy to remedy with a remodel—and the results can be dramatic. In many cases, a relatively minor renovation can significantly increase your enjoyment of your home.

Other shortcomings can be more challenging to fix but are worth exploring so that you know your options. For example, if your home feels cramped or it lacks certain rooms, you might be able to make changes like installing an extra bathroom, adding a dedicated office, or finishing an attic or basement. You may even be able to build an accessory dwelling unit or extension to accommodate a multi-generational family.

In fact, many Americans have remodeled their homes to meet changing needs since the start of the pandemic. According to the National Association of the Remodeling Industry, 90% of their members reported increased demand for renovations starting in 2020, and 60% reported that the scale of remodeling projects has grown.²

However, the feasibility and cost of these larger changes will depend on factors ranging from zoning and permitting to your home's current layout. Speaking with an

architect or a contractor can help you make an informed decision. Let us refer you to one of our trusted partners to ensure you receive the best possible service.

Relocate

Of course, sometimes, even rebuilding your home from the ground up wouldn't solve the problem. For example, moving may be the only solution if you've switched jobs and now face a lengthy commute or if you need to live closer to an aging family member.

Conversely, if the shift to remote work has opened up your location options, you may wish to seize the opportunity to relocate to a new locale. A 2022 study found that nearly five million Americans had already moved since the start of the COVID-19 pandemic due to increased flexibility from remote work, and nearly 19 million more were planning to move in the near future for the same reasons.³

Moving may also be the best option, even when you're happy with your geographic location. A local move may make sense if you're looking for a larger backyard or significantly more space. Similarly, some frustrations—like living on a busy street or a long way from a grocery store—can't be addressed with a renovation. We are well-versed in this area and can help you determine whether another neighborhood might suit you and your family better.

Which option makes the most financial sense?

Renovating and relocating both come with costs, and

it's wise to explore the financial implications of each choice before you move forward.

Renovate

The costs of a renovation can vary widely, so it's vital to get several estimates from contractors upfront to understand what it might take to achieve your dream home.

Be sure to consider all of the potential expenditures, from materials and permits to updates to your electrical and plumbing systems. It's also prudent to add 10-20% to your total budget to account for unexpected issues.⁴ If you plan to DIY all or part of your renovation, don't forget to factor in the value of your time.

Renovations can also come with hidden expenses. These might include:

- Additional home insurance
- Short-term rental or hotel if you need to move out during the renovation
- Storage unit for possessions that need to be out of the way
- Dining out, laundry service, and other essentials if you can't access appliances at home

Remodeling choices can also impact the long-term value of your home. Some projects may increase your home's value enough to outweigh your investment, while others could actually hurt your home's resale potential.



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living space, garage conversions aren't typically popular with buyers.⁵ Refinishing hardwood floors, on the other hand, brings an average return of 147% at resale.² The specific impact of a renovation will depend on a number of factors, including the quality of work, choice of materials, and buyer preferences in your area. We can help you assess how a planned project is likely to affect the value of your home.

Relocate

The cost of a new home, of course, will vary significantly depending on the features you're seeking. However, you may find that it's cheaper to move to a home that has everything you want than it is to make major changes to your existing one.

For example, adding a downstairs bedroom suite or opening up a closed floor plan could cost you more than it would to buy a home that already has those features. On the other hand, simpler changes and updates prob-

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ably won't outweigh the expense of a relocation.

If you're considering a move, speak with a real estate agent early in the process. We can assess your current home's value and estimate the price of a new home that meets your needs. This will help you set an appropriate budget and expectations.

It's important to remember that the cost of buying a new home doesn't end with the purchase price. You'll also need to account for additional expenditures, including closing and moving costs and the fees involved with selling your current home. And don't forget to compare current mortgage rates to your existing one to understand how a different rate could impact your monthly payment.

However, keep in mind that the interest rate on a mortgage is typically lower than the rate on other loan types—so you could pay less interest on a new home purchase than you would on remodel.⁶ We're happy to refer you to a lending professional who can help you explore your financing options.

Which option will be least disruptive to your life?

Renovate

Don't underestimate the time and effort involved in a large-scale renovation, even if you choose to hire a general contractor. You will still need to consider and make a number of decisions. For example, even a fairly basic kitchen remodel can involve a seemingly-endless selection of cabinets, tile, countertops, paint colors, fixtures, hardware, and appliances.

And don't assume that you will get out of packing and unpacking if you stay in your current home. Most renovations—from kitchens to bathrooms to flooring replacement—require you to remove your belongings during the construction process.

The time frame for a remodel is another consideration. High demand for contractors and ongoing material shortages can mean a long wait to get started. And once the project is in progress, you can expect that it will take a couple of weeks to several months to complete.⁷

Contemplate whether you will be able to live in your home while it's being renovated and how that would impact your routine. For example, being without a functional kitchen for months can be frustrating, inconvenient, and expensive (since you'll need to purchase prepared food). Remember that delays are inevitable with construction, and consider what additional challenges they could present.

Relocate

Of course, finding a new home and selling your current one also takes a significant amount of time and energy. According to the National Association of Realtors' 2022 Profile of Home Buyers and Sellers, the average buyer searched for 10 weeks and toured a median of five homes.⁸

However, in many cases, the timeline can still be shorter than a major renovation. Once you find a home that works for you, it typically takes between 30 and 60 days to close if you're taking on a mortgage—and the pro-

cess is even faster if you're paying with cash.⁹ Plus, you can look for your dream home without the inconvenience of living in a construction zone.

However, a move comes with its own stress and disruptions. If you're selling your current home, you'll need to prep it for the market and keep it ready and available for showings. Once you've found a place, the packing and moving process takes time and work, as does settling into a new home—especially if it's in a different neighborhood.

Fortunately, we are here to help make the moving process as easy as possible, if you choose to pursue that route. We can help you find a property that meets all your needs, sell your current one for top dollar, and refer you to some excellent moving companies that can help pack and transport your belongings.

**Whatever you decide,
we can help!**

The decision to renovate or relocate can be overwhelming—but this choice also presents a powerful opportunity to improve your quality of life.

There's a lot to consider, from how renovations could impact your home's resale value down the road to your neighborhood's current market dynamics. We're happy to help you think through your options. Get in touch for a free consultation!

This marketing piece is not intended as a solicitation for properties currently in an exclusive agreement with another Broker. The above references an opinion and is for informational purposes only. It is not intended to be financial, legal, or tax advice. Consult the appropriate professionals for advice regarding your individual needs.

Sources:

1. HousingWire - <https://www.housingwire.com/articles/46384-americans-say-buying-a-home-is-most-stressful-event-in-modern-life/>
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3. Business Insider - <https://www.businessinsider.com/5-million-people-moved-because-of-remote-work-since-2020-2022-3>
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7. House Beautiful - <https://www.housebeautiful.com/home-remodeling/a25588459/home-renovation-timeline/>
8. National Association of Realtors - <https://www.nar.realtor/research-and-statistics/research-reports/highlights-from-the-profile-of-home-buyers-and-sellers>
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PIÑA COLADA POPSICLE RECIPE

www.cookingonthefrontburners.com

Serving: 8 Prep Time: 10 min
Total Time: 6 hrs 10 min

INGREDIENTS

- 2 cups fresh pineapple, cubed
- 14 oz full-fat coconut milk
- 1/3 cup vanilla yogurt
- 2 tbsp sugar
- 1/2 cup rum

TOOLS

- Blender
- Popsicle mold

INSTRUCTIONS

- Place all ingredients into a blender
- Blend until smooth
- Pour into popsicles molds
- Freeze at least 6 hours or overnight

2023

VENETIAN BAY TEAM VASILE SALES

Solds

Statistics don't lie.

We personally **SOLD** all these homes.

STREET NAME	BR	BA	CLOSED PRICE	SQFT	\$ PER SQFT	AGENT
3351 Torre Boulevard	3	2	\$449,000.00	1,976	\$227.23	Carl/Team Vasile
3343 W Locanda Circle	3	4	\$654,000.00	3,242	\$201.11	Carl/Team Vasile
3515 Casalta Circle	3	2	\$438,500.00	1,831	\$239.49	Carl/Team Vasile
147 Portofino Boulevard	3	3	\$700,000.00	2,245	\$311.80	Carl/Team Vasile
3529 Romea Circle	2	3	\$324,900.00	1,634	\$198.84	Carl/Team Vasile
3363 Tesoro Circle	3	2	\$525,000.00	1,884	\$278.66	Carl/Team Vasile
232 Caryota Court	3	2	\$395,000.00	1,650	\$239.39	Carl/Team Vasile
3585 Romea Circle	3	3	\$369,900.00	2,030	\$182.22	Carl/Team Vasile
3342 Caterina Drive	4	3	\$875,000.00	3,202	\$273.27	Carl/Team Vasile
3309 Meleto Boulevard	4	2	\$449,900.00	1,878	\$239.56	Carl/Team Vasile
3363 Tesoro Circle	3	2	\$525,000.00	1,884	\$278.66	Carl/Team Vasile
2805 Paradiso Court	4	5	\$1,450,000.00	3,338	\$434.39	Carl/Team Vasile
260 Caryota Court	3	2	\$365,000.00	1,610	\$226.71	Carl/Team Vasile
330 N. Airport Road	2	3	\$299,900.00	1,824	\$164.42	Carl/Team Vasile
3021 Borassus Drive	3	2	\$575,000.00	1,839	\$312.67	Carl/Team Vasile
566 Luna Bella Lane	3	2	\$700,00.00	2,270	\$308.37	Carl/Team Vasile
2810 Cassanova Ct	4	2	\$815,000.00	2,952	\$276.08	Carl/Team Vasile
646 Marisol Dr	3	3	\$500,000.00	2,292	\$218.15	Carl/Team Vasile
215 Venetian Palms Blvd	4	3	\$565,000.00	2,175	\$259.77	Carl/Team Vasile
3303 Bellino Boulevard	3	2	\$540,000.00	1,717	\$314.50	Carl/Team Vasile
3544 Tuscany Reserve	4	3	\$825,000.00	3,487	\$236.59	Carl/Team Vasile
3369 W. Locanda Cir	3	3	\$600,000.00	2,328	\$258.84	Carl/Team Vasile
565 Venetian Palm Blvd	2	2	\$367,900.00	1,274	\$288.78	Carl/Team Vasile
563 Venetian Palm Blvd	2	2	\$361,500.00	1,274	\$283.75	Carl/Team Vasile
646 Marisol Dr	3	3	\$500,000.00	2,292	\$218.15	Carl/Team Vasile
424 Luna Bella Ln, #330	3	3	\$355,000.00	1,953	\$181.77	Carl/Team Vasile
3003 Borassus Dr	3	2	\$544,000.00	1,839	\$296.36	Carl/Team Vasile
3062 Borassus Dr	3	2	\$559,000.00	1,830	\$305.46	Carl/Team Vasile
561 Venetian Palms Blvd	4	4	\$480,000.00	2,332	\$205.83	Carl/Team Vasile

Pendings

STREET ADDRESS	BR	BA	LIST PRICE	SQFT	\$ PER SQFT	AGENT
3348 Caterina Dr	3	2	\$749,900.00	2,130	pending	Carl/Team Vasile
3434 Medici Blvd	4	3	\$449,900.00	2,379	pending	Carl/Team Vasile
3064 Meleto Blvd	3	3	\$344,900.00	1,687	pending	Carl/Team Vasile
3611 Romeo Cir	2	3	\$324,900.00	1,667	pending	Carl/Team Vasile
569 Venetian Palm Blvd	2	2	\$378,250.00	1,274	pending	Carl/Team Vasile

2022 Venetian Bay Team Vasile SOLD! Statistics don't lie.

STREET NAME	BR	BA	CLOSED PRICE	SQFT	\$ PER SQFT	AGENT
151 Portofino Blvd	3	-	\$814,000.00	-	-	Carl/Team Vasile
3303 Modena Way	3	2	\$710,000.00	2,301	\$308.56	Carl/Team Vasile
3505 Casalta Circle	3	3	\$385,000.00	2,030	\$189.66	Carl/Team Vasile
3365 Tuscano Avenue	4	2	\$439,900.00	1,662	\$264.68	Carl/Team Vasile
3316 E Locanda Circle	3	3	\$710,000.00	2,285	\$310.72	Carl/Team Vasile
424 Luna Bella Lane #C415	2	2	\$350,000.00	1,478	\$236.81	Carl/Team Vasile
3548 Mirano Terrace	3	2	\$650,000.00	2,017	\$322.26	Carl/Team Vasile
2904 Palma Lane	5	4	\$1,080,000.00	3,372	\$320.28	Carl/Team Vasile
352 Caryota Court	2	2	\$362,490.00	1,614	\$185.32	Carl/Team Vasile
3239 Modena Way	3	3	\$949,000.00	2,497	\$380.06	Carl/Team Vasile
3539 Tuscany Reserve Blvd	4	3	\$985,000.00	3,321	\$296.60	Carl/Team Vasile
424 Luna Bella Ln #222	3	3	\$350,000.00	2,170	\$161.29	Carl/Team Vasile
3412 Medici Blvd	4	3.5	\$425,001.00	2,372	\$179.17	Carl/Team Vasile
3607 Casello Drive	2	3	\$329,990.00	1,826	\$180.72	Carl/Team Vasile
323 Caryota Ct	3	2	\$359,490.00	1,649	\$218.00	Carl/Team Vasile
3362 Caterina Drive	4	2	\$599,000.00	2,170	\$276.04	Carl/Team Vasile
3581 Maribella Dr	3	3	\$845,000.00	2,500	\$338.00	Carl/Team Vasile
511 Romdini Street	3	2	\$635,000.00	1,904	\$333.51	Carl/Team Vasile
3353 Torre Blvd	3	2	\$400,000.00	1,953	\$204.81	Carl/Team Vasile
3085 Borassus Dr	3	2	\$630,000.00	1,820	\$346.15	Carl/Team Vasile
430 Venetian Palms Blvd	3	2.5	\$325,100.00	1,758	\$184.92	Carl/Team Vasile
424 Luna Bella Ln #234	2	2	\$280,000.00	1,492	\$187.66	Carl/Team Vasile
270 Ventian Palms Blvd	3	2	\$589,983.00	1,767	\$333.88	Carl/Team Vasile
234 Caryota Ct	3	2	\$366,000.00	1,505	\$243.18	Carl/Team Vasile
3459 Medici Blvd	3	2	\$389,672.00	2,311	\$168.61	Carl/Team Vasile
3451 Medici Blvd	4	3	\$425,000.00	2,372	\$179.17	Carl/Team Vasile
3416 Medici Blvd	3	2	\$375,500.00	2,311	\$162.48	Carl/Team Vasile
2922 Meleto Blvd	4	2	\$375,777.00	2,063	\$189.99	Carl/Team Vasile
3077 Borassus Drive	3	2	\$515,000.00	2,016	\$255.46	Carl/Team Vasile
3363 Pegaso Avenue	4	3	\$551,000.00	4,382	\$166.57	Carl/Team Vasile
3096 Borassus Drive	3	2	\$500,000.00	1,716	\$291.38	Carl/Team Vasile
3348 W Locanda Circle	3	2	\$621,000.00	2,206	\$281.50	Carl/Team Vasile
3430 Leonardo Lane	3	2	\$565,000.00	2,317	\$243.85	Carl/Team Vasile
3525 Casalta Circle	3	3	\$375,000.00	2,124	\$176.55	Carl/Team Vasile
2912 Linari Ct	5	4	\$881,402.00	3,159	\$264.32	Carl/Team Vasile
3061 Borassus Drive	2	2	\$472,000.00	1,738	\$271.58	Carl/Team Vasile
424 Luna Bella Lane 229	3	2	\$295,000.00	1,659	\$177.82	Carl/Team Vasile
3449 Medici Blvd	4	4	\$400,000.00	2,379	\$168.14	Carl/Team Vasile
208 Venetian Palms Blvd	4	3	\$465,000.00	2,095	\$221.96	Carl/Team Vasile
3655 Pini Ave	3	2	\$370,000.00	1,682	\$219.97	Carl/Team Vasile
424 Luna Bella Lane 228	3	3	\$345,000.00	2,172	\$158.84	Carl/Team Vasile
3317 Meleto Blvd	3	2	\$399,000.00	1,617	\$246.75	Carl/Team Vasile

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WORKING TOGETHER TO SERVE YOU BETTER

FOR SALE 2817 Paradiso Court | \$3,750,000

Are you looking for the best of the best? This is the most exquisite and meticulous true estate home if not in all of Venetian Bay, it may also be in all of New Smyrna Beach. Located in the premier gated section Portofino Estates with only 76 home sites. You won't find another home like this masterpiece.



SOLD 215 Venetian Palms Blvd | \$565,000

Stunning move in ready 4 bedroom 3 bath (plus a separate office or den) lakefront home is being offered to its new owners. Only a couple years old, this beauty offers the main master bedroom on the ground floor and an additional full suite on the upper level.

FOR SALE 3362 Tuscano Ave | \$339,000

Well maintained and move-in ready is this open floor plan block construction 3 bedroom 2 bath home in the heart of Venetian Bay. Walking distance to the community town center with all sorts of amenities. The home offers tile floors, screen back patio, fenced backyard, stainless steel appliances, granite counters, and so much more.



FOR SALE 567 Venetian Palms Blvd | \$374,000

Brand new move in ready is this premier lot preserve facing Johnson Group built home. Offering vinyl plank and ceramic tile and carpet, granite counters and stainless appliances, extend front porch, real wood cabinets with soft close doors and drawers and so much more.

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SOLD 3342 Caterina | \$899,900

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, newer hardwood floors, 2 pantries, custom salt filtered dual heated pool, gas heated spa with waterfall overflow, storm shutters, oversized lanai, outdoor custom California kitchen area, tongue and groove ceilings on lanai, and so so much more.



SOLD 2805 Paradiso Court | \$1,460,000

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.

SOLD 3021 Borassus | \$575,000

Welcome to your like new move in ready pool home. Situated on a premier lake front lot with captivating views. This large 3 bedroom home also includes an office or den in addition to its 3 bedrooms. Some of the upgrades and features are as follows; large screen covered custom pool, plantation shutters, and so much more.



PENDING 3348 Caterina Dr | \$749,900

Spectacular, that is what you will say when you enter this amazing lakefront move in ready home that Mr and Mrs Clean would be proud of. Offering 3 large bedrooms plus an oversized off/den with french doors, this pool home is impeccable. The views are one of a kind as you look across the longest part of the lake featuring two fountains in your view.

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SOLD 563 Venetian Palms Blvd | \$361,500

Why buy used, when you can own this brand new Johnson Built Key West style cottage series single family homes? Built of concrete block all the way up, offering a ton of standard features that are upgrades to many other local builders.



FOR SALE 545 Venetian Palms Blvd | \$435,000

Why buy used, when you can own this brand new Johnson Built Key West style cottage series single family homes? Built of concrete block all the way up, offering a ton of standard features that are upgrades to many other local builders.

FOR SALE 225 Caryota Ct | \$495,000

Welcome to your move in ready model style home. This beautifully well maintained 5 bedroom larger home situated on an oversized lake front lot gives it all to you. Offering granite counters, stainless appliances, white cabinets, upgraded light fixtures, an outdoor patio area with built in fire pit, large fence backyard, custom wall wainscot design is just a true magnificent must see home.



SOLD 3544 Tuscany Reserve Blvd | \$835,000

Rare large one story Estate home in the exclusive gated community of Tuscany Reserve of Venetian Bay. This magnificent home offers over 3400 plus sq ft under air with 4 bedrooms, a huge den/office, 3 large full bathrooms, gourmet kitchen with real wood cabinets with high end granite countertops and stainless steel appliances.

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SOLD 561 Venetian Palms Blvd | \$480,000

Why buy used, when you can own this brand new Johnson Built Key West style cottage series single family homes? Built of concrete block all the way up, offering a ton of standard features that are upgrades to many other local builders.



SOLD 3369 W Locanda Circle | \$600,000

Rare Lakefront Paytas built customized home with 2318 square feet of living space in the perfect location. Offering captivating views of lake and fountain while you relax in your exquisite hot tub. Beautifully landscaped lot with aluminum fenced backyard compliments outdoor living and offers plenty room for a pool if one is desired.

FOR SALE 559 Venetian Palms Blvd | \$364,000

Why buy used, when you can own this brand new Johnson Built Key West style cottage series single family homes? Built of concrete block all the way up, offering a ton of standard features that are upgrades to many other local builders.



FOR SALE 3362 Poneta Ave | \$539,000

One of the rarest large one story floor plans offered in Venetian Bay. When this dual master suite highly sought after 2500 sq under ac model comes available, it brings out all the buyers. Offering a tile roof for longevity and beauty, large back yard that is also privacy fenced, granite counter tops throughout, tile in all areas with carpet in bedrooms, stainless appliances, manicured landscaping, large screen patio, and so much more.

EXIT Real Estate Property Solutions
Servicing Volusia County & 4 office locations:
431 Canal Street, Suite B, New Smyrna Beach, FL 32168
424 Luna Bella Lane, Suite 135, New Smyrna Beach, FL 32168
3132 S. Ridgewood Ave, South Daytona, FL 32119
602 W Indian Blvd, Suite 6, Edgewater, FL 32132

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Customer



strengthened through our
NATIONAL REACH
dedicated to our
LOCAL COMMUNITY

Now Ranked #238 - Forbes Fortune 500



31.5% Market Share Overall Market Share	\$1.8 Billion Claims Reserve	348 Thousand Direct Orders Closed Q2 2022
------------------------------------------------------	-------------------------------------------	-----------------------------------------------------------

Are you ready to take your business to the next level?

Laurie Roshelli
Business Development Executive
386-324-1995

Visit our office!
304 N Causeway
New Smyrna Beach, FL 32169