

386-690-8783

AUGUST 2024

# YOUR LOCAL REAL ESTATE MARKET NEWSLETTER



**JANE RADELL**

**REALTOR**

386-690-8783

JaneSells386@gmail.com



**CARL VASILE**

**BROKER ASSOCIATE**

386-527-5357

CarlSells386@gmail.com



**7 Weekend Projects  
to Boost Your  
Property Value**

Peach Cobbler  
Recipe

**Venetian Bay  
Listings Available!**



## Are you aware of the new Real Estate rules and changes that take place August 17th?

Are you willing to entrust your most valuable asset to someone who isn't fully versed in the latest real estate regulations and their impact on property values? Our team has undergone extensive training to understand these changes thoroughly. We look forward to meeting with you to explain how these updates affect the market and to share strategies for securing the best price for your home in today's evolving real estate landscape.

## A Message From Your Venetian Bay Top Realtors

*Jane and I both wanted to take a moment to let you know how important your business is to us. Now, more than ever, you need a trusted advisor with a proven success record to give your most valuable asset the attention it deserves. Team Vasile with EXIT REPS will meet and exceed your expectations during this uncertain time. We look forward to working with you.*

TEXT OR CALL JANE TODAY (386) 690-8783

## 7 Projects to Boost Your Property Value

Whether you're putting your home on the market in a few weeks or a few years, strategic upgrades can make all the difference. But you don't have to embark on a major remodel to make a significant improvement.

Even minor updates can have a big impact on your home's aesthetic, and certain renovations can even boost its future sale price.

From curb appeal to interior updates, here are seven weekend projects that will enhance your home's current charm and long-term value.

### FRESHEN YOUR FRONT DOOR

Is your front door looking a little tired? A new coat of paint can make your home more inviting to today's guests and tomorrow's buyers.

But before you grab that paintbrush, think carefully about your choice of hue. According to a recent study, the color of your front door can boost—or lower—your home's sale price by thousands of dollars.<sup>1</sup>

Cement gray, for instance, was found to decrease purchase offers by an average of \$3,365. Going too bold can also deter home shoppers. The safest bets? Classic black or a mid-tone brown are proven winners.

Need help choosing the perfect paint or stain for your front door? We'd be happy to offer advice or refer you to a design professional for assistance.

### UPGRADE YOUR HARDWARE & LIGHTING

It's easy to overlook dated cabinet pulls or dingy light switches in your own home. But those seemingly minor details can leave a bad impression on visitors.

Swapping out old hardware for modern alternatives can easily and affordably elevate your space. New cabinet handles, for example, are relatively inexpensive and re-



quire just a few minutes and a screwdriver to install. To maximize the longevity of your update, consider classic shapes and finishes like brass knobs or nickel cup pulls.

Take a look at your light fixtures, too. Try replacing an out-of-style chandelier with a more contemporary option. Even just updating your lampshades and lightbulbs can create a brighter, more welcoming space. Additionally, many experts agree that high-quality lighting can show off your property's best features when it comes time to sell.

Uncomfortable changing a light fixture yourself? Contact us for a referral to a licensed electrician for help. We're a good match.

### UPDATE YOUR BATHROOM FIXTURES

Bathrooms can show their age quickly, but a few inexpensive updates can take years off in just a few hours. And since many buyers will be more drawn to a home that feels clean and modern, even small changes can make a big difference.

According to one study, for every dollar you spend on minor cosmetic upgrades—like swapping out the bathroom mirror, upgrading hardware, or refinishing cabinets—you'll see a \$1.71 increase in your home's value.

Bathroom hardware is a great place to start. Consider updating your faucets and showerheads (we recommend lower-flow options to save money and the en-

vironment), and don't forget about towel racks, toilet paper holders, and any other fixtures that look worn or discolored.

If you want to stay on-trend, the most popular faucet finishes are currently black, nickel, and pewter. Spa-like upgrades, like steam showers and rain showers, are also in high demand.

If your existing vanity is in poor condition, installing a new one is a slightly bigger project, but it has a huge impact on the look and feel of the room. Reach out for a list of retailers who carry high-quality but affordable prefabricated options. [website.7](#) Highlight the items that are most important to you. We can reference these guidelines as we consider potential homes and suggest ways to adapt a property to meet your current or future requirements.

## GIVE YOUR KITCHEN CABINETS A MAKEOVER

The kitchen is often referred to as the heart of the home, so it's no surprise that an updated kitchen is a top priority for current homeowners and potential buyers alike. If your kitchen cabinets are from another era, that's probably the first place you'll want to start.

Fortunately, you don't need to commit to the hassle and expense of installing new cabinets if your current ones are in good shape. Instead, consider painting them.

Not only is it more affordable and eco-friendly than replacement, but Better Homes and Gardens reports that this option typically offers a greater return on investment. When it comes to choosing the right color, warm neutrals and shades of green and blue are especially on-trend.

Thinking about painting your cabinets yourself? Be sure to plan in advance and block out at least a couple of days for the project. You'll need to take off all your cabinet doors and hardware and thoroughly cover your kitchen appliances and counters. You'll also need to wait for the doors to dry before reassembling your kitchen.

If you're not confident in your painting skills, hiring a professional will still be far less expensive than installing new cabinets. We're happy to refer you to capable painters in our network.

**CALL JANE TODAY**  
**(386) 690-8783**



**JANE  
RADELL**

REALTOR  
386-690-8783  
JaneSells386@gmail.com



**CARL  
VASILE**

BROKER ASSOCIATE  
386-527-5357  
CarlSells386@gmail.com

## LOOK AT YOUR LANDSCAPING

First impressions matter, and putting some work into your home's exterior can make a big difference in how your guests and neighbors view it. Curb appeal can also make or break a potential buyer's perception of your home—and significantly impact their offer.

According to HomeLight, buyers will pay 7% more, on average, for a home with good curb appeal. And in some areas, the return on investment for improvements can exceed 300%.

One of the best ways to improve curb appeal is through landscaping—and it doesn't have to be elaborate. First and foremost, focus on keeping things neat, tidy, and welcoming. Mow your lawn, refresh any mulch, prune overgrown shrubs, and add pops of color with flowers. To take things up a notch, add outdoor lighting and plant

TEXT OR CALL JANE TODAY (386) 690-8783

perennial flowers along the sides of your walkway.

When you're ready to get started, reach out for a list of our favorite local garden centers where you can find all the necessary supplies.

## REFINISH YOUR WOOD FLOORS

For many buyers, wood floors are a huge selling point. Unfortunately, they also tend to get scuffed and worn over time, especially if you have kids or pets.

The good news? If your wood floors could use a touch-up, it's well worth the time and cost. According to the National Association of Realtors, it's the project that pays off the most in terms of resale value, with an average 147% return on investment.

If you have a few days to devote to your floors, you can rent the necessary equipment from a local hardware



store. While you're there, pick up some basic supplies, like a putty knife, paintbrushes, sandpaper, and stain. And if you want to modernize your space, opt for a light-wood tone, which is the current trend.

Of course, we're also happy to provide the names of trusted professionals who can tackle the work for you.

## CLEAN OR REPLACE YOUR GROUT

Let's face it: Whether it's on a kitchen floor or a bathroom wall, grout gets grimy over time, even with regular cleaning. Fortunately, refreshing your grout is a relatively simple and affordable project that can yield impressive results.

According to Apartment Therapy, grout that's in poor condition is often one of the first things a potential buyer notices when they tour a bathroom.<sup>16</sup> Fresh, clean grout, on the other hand, makes your bathroom sparkle—and that can pay off in a big way in terms of buyer's perceptions.

If your grout is simply stained, a focused cleaning session can make a big difference. Try a specialized product or a simple mix of baking soda, water, and hydrogen peroxide.<sup>16</sup> If the grout is cracked, crumbling, or stained beyond repair, it's time to replace it. Luckily, the right tools make that a very doable DIY project, even if it can get messy—and it's a lot easier and less expensive than retiling.

No time to tackle it yourself? Reach out for a recommendation of a pro who can help.

## CHOOSING THE PROJECT THAT'S RIGHT FOR YOU

Embarking on home improvements can be exciting, but it's essential to choose projects that align with your goals, budget, and skill level. Whether you're preparing to sell your home or simply want to enhance its value, there are projects to suit every homeowner.

If you're unsure where to start, don't hesitate to reach out for personalized advice and recommendations. With

the right approach, you can unlock your home's full potential and enjoy the rewards for years to come.

*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. Zillow - <https://www.zillow.com/learn/what-color-paint-front-door/>
2. Martha Stewart - <https://www.marthastewart.com/kitchen-hardware-trends-8563764>
3. The Spruce - <https://www.thespruce.com/expert-home-lighting-tips-8302722>
4. Zillow - <https://www.zillow.com/learn/roi-for-bathroom-remodel/>
5. Forbes - <https://www.forbes.com/home-improvement/bathroom/easy-quick-bathroom-updates/>
6. Real Simple - <https://www.realsimple.com/nkba-bathroom-design-trends-2024-8403788>
7. Houzz - <https://www.houzz.com/magazine/2024-u-s-houzz-and-home-study-renovation-trends-stsetivw-vs-174492310>
8. National Association of Realtors - <https://www.nar.realtor/magazine/real-estate-news/survey-buyers-judge-a-home-by-its-kitchen>
9. Better Homes and Gardens - <https://www.bhg.com/kitchen/remodeling/planning/kitchen-upgrades-cost-value/>
10. House Beautiful - <https://www.housebeautiful.com/room-decorating/colors/g46105350/kitchen-paint-color-trends-2024/>
11. HGTV - <https://www.hgtv.com/design/rooms/kitchens/best-way-to-paint-kitchen-cabinets>
12. Homelight - <https://www.homelight.com/blog/what-upgrades-increase-home-value/>
13. National Association of Realtors - <https://www.nar.realtor/magazine/real-estate-news/stub-for-148394>
14. Architectural Digest - <https://www.architecturaldigest.com/story/refinishing-hardwood-floors>
15. Houzz - <https://www.houzz.com/magazine/5-new-trends-in-flooring-for-2024-stsetivw-vs-173560747>
16. Apartment Therapy - <https://www.apartmenttherapy.com/outdated-bathroom-features-37131219>
17. Better Homes and Gardens - <https://www.bhg.com/how-to-regROUT-tile-7554710>



## Peach Cobbler

[www.aheadofthyme.com](http://www.aheadofthyme.com)

Serving: 16 | Total Time: 1 hr 15min



### INGREDIENTS

#### FOR THE TOPPING

- 1 cup all purpose flour
- 1/2 cup unsalted butter
- 1/4 cup sugar
- 2 tbsp milk
- 1 tsp vanilla extract
- 1 tsp baking powder

- 1 tsp cinnamon
- 1/2 tsp salt

#### FOR THE FILLING

- 6 peaches sliced
- 1/4 cup sugar
- 1/2 tsp cornstarch

### INSTRUCTIONS

- In a bowl, add the peaches and sugar and stir to combine. Set aside for 20 min. Add cornstarch and mix to combine.
- In a medium bowl, combine all topping ingredients. Use your hands to incorporate the cold cubed butter into the flour until it turns into course breadcrumbs-like.
- Preheat oven to 375. Transfer the peach mixture into a 9x9-inch baking dish. Spread the topping on top of the peaches using a spoon.
- Bake for 40 minutes until the top turns golden brown and bubbly. Remove from the oven.
- Serve it warm out of the oven with a scoop of vanilla ice cream.

# 2024

## VENETIAN BAY TEAM VASILE SALES

Statistics don't lie.

We personally SOLD all these homes.

### Sold

STREET NAME	BR	BA	POOL	CLOSED PRICE	SQFT	\$ PER SQFT	AGENT
539 Venetian Palms Boulevard	2	2	N	\$351,500.00	1,274	\$275.90	Carl/Team Vasile
541 Venetian Palms Boulevard	4	4	N	\$485,000.00	2,332	\$207.98	Carl/Team Vasile
553 Maribella Court	3	2	N	\$560,000.00	1,819	\$307.86	Carl/Team Vasile
646 Marisol Drive	3	2	N	\$530,000.00	2,292	\$231.24	Carl/Team Vasile
2920 Meleto Boulevard	4	3	N	\$365,000.00	2,063	\$176.93	Carl/Team Vasile
316 Leoni St	3	3	Y	\$650,000.00	2,184	\$297.61	Carl/Team Vasile
543 Venetian Palms Boulevard	4	4	N	\$500,000.00	2,332	\$214.40	Carl/Team Vasile
551 Venetian Palms Boulevard	3	3	N	\$447,370.00	1,907	\$234.59	Carl/Team Vasile
3596 Casalta Cir	3	2	N	\$474,990.00	1,886	\$251.85	Carl/Team Vasile
3321 E Locanda Cir	3	2	Y	\$646,000.00	2,185	\$295.65	Carl/Team Vasile
3409 Gallia St	3	2	N	\$392,880.00	2,090	\$187.98	Carl/Team Vasile
530 Prato St	4	3	Y	\$775,000.00	3,090	\$250.80	Carl/Team Vasile
3130 Meleto Blvd	3	2	N	\$452,000.00	1,907	\$237.02	Carl/Team Vasile
148 Portofino Boulevard	3	3	Y	\$870,000.00	2,457	\$354.09	Carl/Team Vasile
3382 Bellino Blvd	4	3	N	\$675,000.00	2,266	\$297.88	Carl/Team Vasile
3222 Monaco Blvd	3	2	N	\$549,900.00	1,911	\$287.75	Carl/Team Vasile
219 Venetian Palms Blvd	4	3	N	\$550,000.00	2,196	\$250.45	Carl/Team Vasile
3063 Isles Way	2	2	N	\$405,000.00	1,003	\$403.78	Carl/Team Vasile
424 Luna Bella Ln #431	3	3	N	\$358,000.00	1,953	\$183.30	Carl/Team Vasile
3077 Borassus Dr	3	2	N	\$550,000.00	2,005	\$274.31	Carl/Team Vasile
2935 Bella Flore Ter	4	2.5	Y	\$735,000.00	2,256	\$325.79	Carl/Team Vasile
147 Portofino Blvd	3	3	N	\$750,000.00	2,245	\$334.07	Carl/Team Vasile
3076 Isles Way	3	4	N	\$596,000.00	2,092	\$240.61	Carl/Team Vasile
217 Caryota Ct	3	2	N	\$449,000.00	1,614	\$278.19	Carl/Team Vasile
3531 Tuscany Reserve Blvd	4	3	Y	\$925,000.00	3,389	\$280.29	Carl/Team Vasile
3363 Marsili Ave	4	2	N	\$394,000.00	1,660	\$240.90	Carl/Team Vasile
3090 Meleto Blvd	2	2	N	\$350,000.00	1,416	\$247.18	Carl/Team Vasile
531 Luna Bella Ln	3	2.5	Y	\$640,000.00	2,251	\$284.32	Carl/Team Vasile
2817 Paradiso Ct.	5	5.5	Y	\$3,100,000.00	7,528	\$411.79	Carl/Team Vasile

### Under Contract

STREET ADDRESS	BR	BA	POOL	LIST PRICE	SQFT	\$ PER SQFT	AGENT
3432 Torre Blvd	3	2	N	\$449,988.00	2,104	-	Carl/Team Vasile
3571 Romea Blvd	3	2.5	N	\$384,777.00	2,080	-	Carl/Team Vasile
3012 Areca Ave	3	2	N	\$549,900.00	2,075	-	Carl/Team Vasile
3515 Sonesta Ct	4	3.5	Y	\$799,900.00	2,833	-	Carl/Team Vasile

TEXT OR CALL TODAY (386) 690-8783

**CARL  
VASILE**

BROKER ASSOCIATE

386-527-5357

CarlSells386@gmail.com



**JANE  
RADELL**

REALTOR®

386-690-8783

JaneSells386@gmail.com

WORKING TOGETHER TO SERVE YOU BETTER



# JUST SOLD

**2817 Paradiso Court | Listed at \$3,499,000**

This architectural masterpiece, one of just 76 bespoke homes in a prestigious gated enclave, stands as a beacon of sophistication in the illustrious New Smyrna Beach area. As you enter this magnificent estate, you are greeted by an opulence that speaks directly to those with a penchant for the finer things in life.

## WHY USE THE #1 VENETIAN BAY SALES TEAM?

**This is why..... The most expensive home to sell in Venetian Bay.**

**Call the True Venetian Bay Experts  
when you want top service and top prices!**



**FOR SALE 254 Cappella Court | Listed at \$999,000**

The moment you step into the pool area, you're greeted by breathtaking views that promise an unparalleled living experience. The elegantly designed outdoor entertainment space features a heated salt-water pool and a summer kitchen, all set against the stunning backdrop of the eighth hole. Ideal for hosting, the residence boasts a sophisticated custom-built bar and a built-in grill.

**FOR SALE 3064 Isles Way | Listed at \$587,500**

Experience the charm and convenience of coastal living in this brand-new 3-bedroom, 3.5-bathroom townhome at 3064 Isles Way, New Smyrna Beach, FL. Spanning 1,847 square feet, this 2024 elegantly constructed home by The Johnson Group features stylish vinyl plank flooring throughout the lower level and breathtaking golf course views.



**SOLD 3382 Bellino Blvd. | Listed at \$699,900**

Perfect for those looking to join a vibrant community, this home offers luxurious features and a serene lakefront setting. Enjoy sleek vinyl and tile flooring, high-end quartz and granite surfaces, and top-of-the-line appliances and cabinets. With 4 spacious bedrooms, 3 full bathrooms, and an expansive screened lanai with a premium hot tub.

TEXT OR CALL TODAY (386) 690-8783

**CARL  
VASILE**

BROKER ASSOCIATE

386-527-5357

CarlSells386@gmail.com



**JANE  
RADELL**

REALTOR®

386-690-8783

JaneSells386@gmail.com

WORKING TOGETHER TO SERVE YOU BETTER



**SOLD 3363 Marsili Ave | Listed at \$399,900**

This well maintained 4-bedroom, 2-bathroom residence is perfect for creating lasting memories. The open kitchen seamlessly connects to the living area, making it ideal for gatherings with family and friends. Enjoy the outdoors year-round on the large screened-in lanai and covered patio, providing protection from the elements.

**SOLD 3222 Monaco Blvd. | Listed at \$549,900**

This luxurious home is a haven of elegance and comfort, featuring sophisticated Hunter Douglas glide shades on the sliders, ensuring privacy while accentuating the breathtaking water views. The exterior boasts stylish Bahama shutters, enhancing the home's tropical allure.



**PENDING 3515 Sonesta Court | Listed at \$799,900**

This meticulously crafted home boasts new custom tile flooring throughout, offering both elegance and easy maintenance. Step into a newly updated kitchen, adorned with modern appliances, perfect for culinary adventures. Freshly painted inside and out, every corner exudes a sense of freshness and vibrancy. Situated on an estate-sized lot, enjoy ample space for outdoor activities and entertaining.

**FOR SALE 244 Venetian Palms Blvd | Listed at \$549,900**

Experience luxury in the master bath, featuring subway tiles that extend to the ceiling, creating a bright and spacious ambiance. Throughout the home, enjoy the durability and aesthetic appeal of vinyl wood plank floors, ensuring a seamless and sophisticated look with the added benefit of being easy to maintain and no carpet in sight.



**FOR SALE 3370 Caterina Dr | Listed at \$824,900**

Welcome to 3370 Caterina Drive, a stunning lakefront home in the highly sought-after Promenade Parke community of New Smyrna Beach. This exquisite 4-bedroom, 3-bathroom residence spans over 2,500 square feet of beautifully designed living space, offering the perfect blend of luxury and comfort.



**SOLD 424 Luna Bella Ln #431 | Listed at \$369,000**

Motivated seller, bring all offers. Step into the epitome of modern living with this top-floor 3 bedroom 3 full bathroom condo in the exclusive Tuscany Square Condominiums within the Venetian Bay community. Freshly painted interiors set the stage for an elegant open-concept dining to kitchen area, perfect for entertaining and everyday living.



**PENDING 3571 Romea Cir | Listed at \$384,777**

Location, Location, Location!! Welcome to your dream sanctuary at 3571 Romea Circle, New Smyrna Beach, FL, where luxury and convenience blend seamlessly. This 2-story townhome boasts the primary bedroom with an ensuite on the first floor, providing privacy and ease, while two additional bedrooms upstairs with a full bath accommodate family or guests.

**SOLD 3409 Gallia Street | Listed at \$394,988**

Experience luxury living in this well-maintained townhome in the prestigious Venetian Bay community. Boasting a convenient primary bedroom downstairs, this home features a sleek, modern kitchen with ample storage space, perfect for culinary enthusiasts.



**SOLD 3090 Meleto Boulevard | Listed at \$364,900**

Experience luxury in the master bath, featuring subway tiles that extend to the ceiling, creating a bright and spacious ambiance. Throughout the home, enjoy the durability and aesthetic appeal of vinyl wood plank floors, ensuring a seamless and sophisticated look with the added benefit of being easy to maintain and no carpet in sight.

**FOR SALE 3016 Portofino Boulevard | Listed at \$649,900**

This exquisite home boasts an array of sophisticated features including white soft-close cabinets in both the kitchen and bathrooms, enhancing the elegance of this 3-bedroom, 3-full-bathroom haven. This home also offers a surround sound system in the living room.



**SOLD 3077 Borassus Dr | Listed at \$574,900**

This Johnson Group gem, perched on a coveted large lakefront lot, radiates luxury with unique tiger style granite countertops that set a striking tone in the kitchen, complemented by sleek, durable vinyl plank flooring throughout--ensuring a carpet-free, elegant environment. The chef's delight kitchen is outfitted with 42-inch custom cabinets, soft-close features, and high-end Cafe' stainless appliances, making it a culinary haven.

TEXT OR CALL TODAY (386) 690-8783

**CARL  
VASILE**

BROKER ASSOCIATE

386-527-5357

CarlSells386@gmail.com



**JANE  
RADELL**

REALTOR®

386-690-8783

JaneSells386@gmail.com

WORKING TOGETHER TO SERVE YOU BETTER



**FOR SALE 3426 Medici Blvd.** | Listed at **\$399,998**

Welcome to 3426 Medici Blvd, a meticulously kept Platinum-built townhome in the heart of the sought-after Venetian Bay community. This 3-bedroom, 2.5-bathroom gem boasts 2,063 sq ft of living space with no carpet throughout—featuring elegant porcelain tile and luxury vinyl plank flooring.

**SOLD 3531 Tuscany Reserve Blvd** | Listed **\$949,900**

This meticulously maintained home is the epitome of elegance and is ready to welcome its new owner. Boasting a spacious layout, it features 4 large bedrooms, an office/flex room, and a dining room, all designed to accommodate your lifestyle with ease.



**SOLD 217 Caryota Ct** | Listed at **\$449,000**

Your search ends here. This meticulously maintained home in the Palms of Venetian Bay, featuring stunning water and fountain views, is the one you've been looking for. Step inside to discover tile flooring throughout, ensuring a seamless flow from room to room.



**PENDING 3012 Areca Avenue** | Listed at **\$549,900**

This exquisite abode offers serene lake and fountain views, setting the stage for a tranquil lifestyle. Step through the double glass front doors into an inviting entryway. The kitchen boasts stainless steel appliances and elegant granite countertops, while the garden beds feature charming stone accents.



**FOR SALE 545 Venetian Palms Blvd** | Listed at **\$444,475**

Why buy used, when you can own this move-in-ready 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 2935 Bella Flore Ter | Listed at \$764,888**

Discover the pinnacle of luxury in this magnificent home, securely situated in Portofino Reserve's exclusive gated community. Marvel at the impeccable craftsmanship of Addely construction, evident in every detail. The solar-heated, salt-filtered pool exemplifies sophistication, while the new screen room--with its innovative picture window design--offers panoramic views without the hindrance of cross beams, blending strength with elegance.



**FOR SALE 2909 N Asciano Ct | Listed at \$1,099,000**

Discover coastal elegance at 2909 N Asciano Ct, New Smyrna Beach, FL, 32168. This stunning 3-bedroom home boasts 2,866 sq ft of luxurious living space. Nestled on the 10th putting green with breathtaking fairways views, this property offers the perfect blend of golf course living and Florida charm.

**SOLD 531 Luna Bella Lane | Listed at \$649,000**

Discover the pinnacle of luxury living in this meticulously maintained home located within the prestigious Promenade Park of Venetian Bay, New Smyrna Beach. Short and pleasant drive to the beach. This exquisite residence boasts 3 bedrooms, 2.5 baths, plus a spacious office/den and separate dining area, providing a meticulously crafted floor plan to suit all your indoor needs. But the allure doesn't stop there.



**FOR SALE 2919 N Asciano Ct | Listed at \$1,124,988**

Welcome to 2919 N Asciano Ct, New Smyrna Beach, FL 32168! This exceptional home seamlessly blends luxury with functionality, offering an array of premium upgrades and features. Nestled in a serene neighborhood, this residence boasts a whole-house generator and extra insulation, ensuring uninterrupted comfort.

**PENDING 3432 Torre Blvd. | Listed at \$449,998**

This 3 bedroom, 2 bath home features an open kitchen with Granite countertops, tile backsplash, stainless steel appliance, pantry with built-in storage, large kitchen island for additional seating, dinette area, and a covered screen lanai steps away for your morning coffee.



**FOR SALE 430 Venetian Palms Blvd. | Listed at \$384,783**

This meticulously kept single-family home, featuring 3 bedrooms and 2.5 baths, is ready to welcome its new owner. The spacious interior includes two separate living areas, perfect for relaxation, family gatherings, or entertaining guests.

**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

PRSR STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM Retail

Local Postal  
Customer



*strengthened through our*  
**NATIONAL REACH**  
*dedicated to our*  
**LOCAL COMMUNITY**

**Now Ranked #238 - Forbes Fortune 500**



<b>31.5%</b> Market Share Overall Market Share	<b>\$1.8</b> Billion Claims Reserve	<b>348</b> 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

# CHECK OUT SOME OF OUR ZILLOW REVEIWS

*Jane, Tom and Carl did a great job of helping us through the selling process. They have expertise in all areas from how to set the house up for showings to negotiations for a fair contract for all parties. I would definitely recommend their team to anyone who is selling their home.*

*From the moment I viewed the house in Venetian Bay on Zillow I knew it was my dream home. Seeing it in person I knew I had to have it. Jane, Tom and Carl are an amazing team. They are very professional, knowledgeable and friendly. They quickly and efficiently put me through to a mortgage company and the right people to allow me to purchase this home in less than 30 days. I love it and couldn't be happier. I would highly recommend them to anybody in the market for buying a home.*

*Jane Radell and Tom and Carl did an outstanding job. They were extremely easy to work with and the entire process was very smooth. We had a quick sale and all was closed on time.*

*High energy team that worked hard to sell my home in one week for what I asked for. No nonsense and truly professional assuring the sale would go smooth. My home was protected during any showing and they assisted in my move out. Could not have gone better thanks to Jane and Carl and the rest of the team.*