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(352) 378-2737 (fax)

Haile Plantation

5210 SW 91st Terr.
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(352) 336-6611
(352) 336-4363 (fax)

23rd Avenue

720 NW 23rd Ave.
Gainesville, FL 32609
(352) 240-9100
(352) 240-9111 (fax)

Campus Office

1412 W. University Ave.
Gainesville, FL 32603
(352) 376-5251
(352) 384-3982 (fax)

Turkey Creek

462 Turkey Creek
Alachua, FL 32615
(386) 462-6100
(386) 462-6104 (fax)

Ocala Office

2123 SW 20th Pl., Suite 102
Ocala, FL 34471
(352) 671-8203
(352) 671-8206 (fax)

Venice/Sarasota

504 E. Venice Ave.
Venice, FL 34285
(941) 584-0889
(941) 584-0893 (fax)

Dear Homeowners,

Henry and I thought it would be helpful to give you a quick snap shot of what is selling, what's currently pending, and what is still available from 1/1/2010 to date this year, so that you can get an idea of what the Mentone subdivision is doing.

Since short sales are becoming more dominant in the market place, we have delineated them separate. If you are still confused about what a short sale is, just go to our web-site at www.WhislerRabellSellRealEstate.com and click on the "what's a short sale link" and it will explain it in detail. All of the figures below have been taken directly from the Gainesville MLS site and do not include homes that are by owner or homes being built by the builder that are not yet shown on the MLS site.

Currently available

13 Normal
0 Short Sales

Total Pended for the year

8 Normal
0 Short Sales

Total Closed

2 Normal
0 Short Sales

We hope you find this information useful. If you would like specific information about any of the homes listed, pended or sold, please don't hesitate to contact us by phone or just shoot us a quick email from our web site www.WhislerRabellSellRealEstate.com

Warm regards,

Tammy Whisler

Henry Rabell

Tammy Whisler, SFR
REALTOR®,
352-262-0027 Mobile

Henry Rabell, GRI, CSP
REALTOR® BROKER ASSOCIATE
352-258-1114 Mobile

TammyWhisler@BosshardtRealty.com

HenryRabell@BosshardtRealty.com

3237
Sunset Drive

Sedgefield!!

Lowest price
north of
Marsh Road!!!

\$224,900!!



Michael Miles Seaton
Realtor®, Broker, CDPE,
CRS, ABR, SRES, SFR, ASP

- If you've ever ridden down this street, you've definitely noticed this house! Undoubtedly, one of the cutest in the neighborhood!
 - Beautifully re-finished hardwood floors '10
 - Windows- '07, HVAC - '03
 - Kitchen has updated cabinets with plenty of upgrades, solid-surface counters & SS appliances
 - Many more updates—call for information!
- **Better call soon... 704-572-1384**



For more than a decade, nobody SELLS more in
SEDFIELD!!!



501 Greystone Road - Sedgfield

\$145,500

SOLD!

3301 Cambridge Road - Sedgfield

\$492,000

SOLD!!!!!!



1100 Sedgfield Road - Sedgfield

\$252,000

SOLD!!!!!!

3144 Sunset Drive - Sedgfield

\$620,000

SOLD!!!!!!



409 Marsh Road - Sedgfield

\$189,900

Great home that has had a beautiful renovation! Gleaming hardwoods, fresh paint, new light fixtures. A clean, bright kitchen with stainless steel appliances, maple cabinets and granite counters. The bathroom has gone through a beautiful makeover, too! But don't just take my word for it, call and make an appointment to see for yourself!

UNDER CONTRACT!!



Michael Seaton@704-572-1384

Michael lives in Sedgfield, has served on the neighborhood board for 12 years & sells more in Sedgfield than anybody! This is truly a fantastic place to call home!!

Real Estate Activity in Sedgefield

Active:	Sq. Ft	BR/BA	Price
501 Greystone Rd	700-1000	2/1	\$149,900
330 Dover Ave	800-1100	2/1	\$149,900
722 Belton St	900-1100	2/1	\$159,900
316 Melbourne Ct	900-1200	3/1	\$179,900
3331 Dexter St	800-1100	3/1	\$189,500
304 Hartford Ave	900-1200	3/1	\$189,900
409 Marsh Rd	800-1100	2/1	\$194,900
332 Melbourne Ct	900-1100	2/1	\$200,000
3317 Anson St	900-1100	3/1	\$209,900
312 Dover Ave	900-1100	2/1	\$219,900
3201 Auburn Ave	1500-1900	4/2	\$225,000
607 Belton Rd	1700-2100	3/2	\$229,800
617 Greystone Rd	1000-1300	3/1	\$229,900
550 Hartford Ave	1100-1400	3/1	\$229,900
3231 Auburn Ave	1200-1500	3/1.5	\$234,000
3118 Auburn Ave	900-1200	3/1	\$234,900
3239 Auburn Ave	1200-1500	3/1	\$234,900
611 Greystone Rd	1300-1600	3/1.5	\$239,900
3215 Auburn Ave	1100-1400	3/1	\$239,000
3237 Sunset Dr	1000-1200	3/1.5	\$254,900
1100 Sedgefield Rd	1200-1500	3/1.5	\$269,900
3215 Cambridge Rd	900-1200	3/1.5	\$273,900
820 Poindexter Dr	1100-1400	2/1	\$274,900
1028 Sedgefield Rd	1000-1300	3/1	\$284,000
616 Poindexter Dr	1200-1500	3/2	\$295,000
722 Poindexter Dr	900-1200	2/1	\$299,900
315 Marsh Rd	1600-1900	3/2	\$309,000
1040 Sedgefield Rd	1300-1600	3/1.5	\$309,900
907 Sedgefield Rd	1200-1500	3/1	\$310,000
1000 Sedgefield Rd	1700-2000	3/2	\$324,000
626 Marsh Rd	1700-2100	3/3	\$324,000
3124 Mayfield Ave	1300-1600	4/2	\$329,000
3121 Sunset Dr	1300-1700	3/2	\$359,000
2920 Windsor Ave	1100-1400	2/2	\$369,500
1020 Habersham Dr	1500-1800	3/2	\$384,999
1069 Sedgefield Road	1500-1900	3/2	\$390,000
2820 Park Rd	2200-2700	3/2.5	\$399,500
748 Wriston Place	1800-2200	3/2	\$399,900
659 Marsh Rd	1800-2200	3/2	\$439,900
2842 Sunset Dr	2400-3000	4/2	\$430,000
1108 Sedgefield Rd	1800-2200	3/2	\$435,000
Contract Pending:			
629 Greystone Rd	1100-1400	3/1.5	\$149,900
516 Poindexter Dr	1000-1300	2/1	\$209,900
501 Poindexter Dr	1300-1600	4/2	\$250,000
938 Habersham Dr	1300-1600	3/1.5	\$250,000
3300 Auburn Ave	1400-1700	3/2	\$285,000
3019 Sunset Dr	1700-2100	3/2	\$495,000
Sold:			
432 Marsh Rd	1000	3/1	\$170,000
600 Marsh Road	1120	3/1	\$182,500
301 Cambridge Avenue	1159	3/3	\$492,000
1047 Guilford Road	3286	4/3.5	\$536,500
2905 Windsor Ave	3362	4/3.5	\$565,000
3144 Sunset Drive	2800	4/3.5	\$620,000

Real Estate information provided by association board member Michael Miles Seaton of ReMax Executive Realty. Going the Extra 'Miles' for You!

Barry Scott Burke

Attorney at Law

The Law Offices of Barry S. Burke

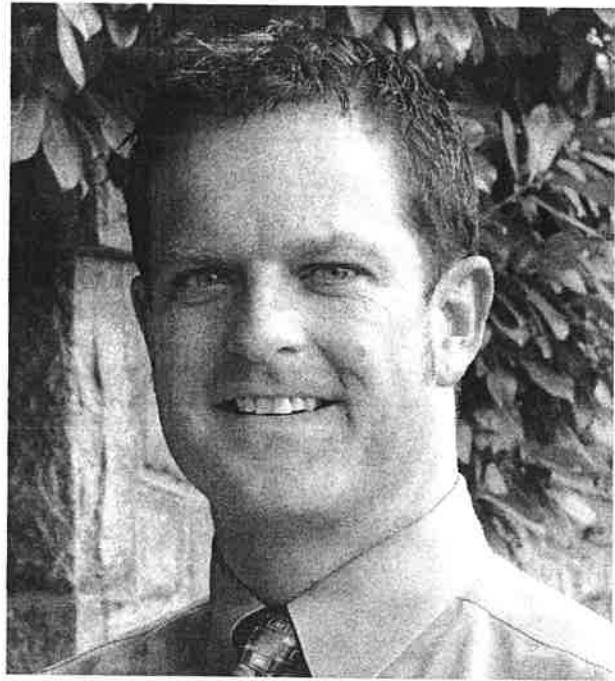
225 Marsh Road

Charlotte, NC 28209

Email: bsburke@bellsouth.net

ph (704) 529-1155

fax (704) 529-4100



Michael Seaton

Sedgefield Neighborhood Resident and Realtor

704-572-1384

ReMax Executive Realty

3237 Sunset Drive

FANTASTIC LOCATION!

\$254,900 3br/1.5ba

1100 Sedgefield Road

MOVE-IN CONDITION!!

\$269,900 3br/1.5ba

501 Greystone Road

UNDER CONTRACT!!

\$149,900 2br/1ba

600 Marsh Road

SOLD!!!

\$182,500 3br/1ba

3301 Cambridge Road

SOLD!!!

\$492,000 3br/3ba

3144 Sunset Drive

SOLD!!!

\$620,000 4br/3.5ba

A donation to the Sedgefield Neighborhood Association is made for each house I close in the neighborhood!

SEDGEFIELD'S LOCAL HEALTHY FOOD MARKET

RATED CHARLOTTE'S BEST HEALTHY FOOD MARKET!



- Locally Grown Organic & Natural Produce
- All Natural, Hormone-Free Meats & Seafood
- Huge Vitamin Department With An Expert Staff
- Charlotte's Largest Selection Of Bulk Natural Foods
- Large Wine Selection...Including Organics!
- Area's Largest Specialty Beer Selection



- Everyday Grocery Items, (Bread, Milk, Eggs, etc.)
- Naturally Delicious Deli With raw Foods & Meals-To-Go
- Coffee & Juice Bar
- Natural Health & Beauty Items
- All Natural Pet Food

Thursday Is Senior Discount Day. Seniors Save 10% All Day!

Save 10% On Vitamins, Every Tuesday!

- More Gluten-Free and Special Diet products than any store in Charlotte
- Homeopathic and Natural Remedies
- Monthly health and diet seminars. (Visit our Website for details)

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**Historic SOUTH END Location At 2707 South Blvd.
704-522-8123 • www.healthyhomemkt.com**

SPECIAL COUPON FOR SEDGEFIELD RESIDENTS

SAVE \$10.00

ON ANY PURCHASE OF \$55 OR MORE!

Not valid with other offers. Expires 6/30/10
COUPON CODE - SEDGFD 3.10



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OR CURRENT RESIDENT
14134 NW 28TH AVE
GAINESVILLE, FL 32606-5374

32606-5374 R021 



Thomas Webb
REALTOR®

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3870 NW 83rd Street, Gainesville, FL 32606 - 352.372.5375



M. M. PARRISH
REALTORS
mmparrish.com

FEBRUARY 2012

Over the past 6 months there has been a sway of increases and decreases of the median housing prices in residential homes in Gainesville/Alachua County. Despite the decreases in sales, the overall time for properties on the market has also decreased. As an owner in *Turnberry Lake*, you will be interested in the summary of activity in the past years ending February 22, 2012:

CURRENTLY FOR SALE

Address	Sq Ft	Beds/Baths	Asking Price
14281 NW 31 st Ave	2,288	3/2	\$350,000
14028 NW 30 th Ave	2,448	3/2	\$406,400
2425 NW 138 th Ter#	4,421	5/4.5	\$559,000
2691 NW 138 th Ter*	3,774	5/4.5	\$579,900
14242 NW 28 th Ave	3,753	4/4.5	\$699,500

*Coldwell Banker M.M. Parrish Realtors is the listing agent

#The sale of this listing is "Pending" (has a Contract for Sale and Purchase but has not closed)

SOLD IN THE PAST YEAR

Address	Sq Ft	Beds/Baths	Selling Price
14195 NW 30 th Ave*	2,368	3/2	\$280,000
14115 NW 30 th Ave	2,293	3/2	\$284,500
14172 NW 30 th Ave	2,126	3/2	\$300,000
14293 NW 29 th Ave	2,560	4/2.5	\$303,000
14251 NW 31 st Ave	2,542	4/2	\$347,400
14149 NW 28 th Ave	2,787	4/2.5	\$362,000
13984 NW 30 th Ave*	2,768	4/3	\$370,000
2636 NW 138 th Ter	3,228	5/3	\$373,000
14244 NW 26 th Ave*	2,790	4/3.5	\$380,000
14247 NW 25 th Ave	2,786	3/3	\$380,000
2712 NW 138 th Ter	3,750	4/3	\$559,000
14134 NW 28 th Ave	4,333	5/4.5	\$654,750

*Coldwell Banker M.M. Parrish Realtors participated in this sale

Hopefully you will find this information interesting and have a better idea of the sales and prices for real estate in *Turnberry Lake*. If you would like further details about these listings and/or if you would like a **Comparable Market Analysis (CMA)** of your home, please let me know. Also, if I may be of assistance with any of your real estate needs, please give me a call.



Thomas Webb

REALTOR®

352.339.6026 cell

352.264.2725 office

twebb@mmparrish.com

www.mmparrish.com/thomaswebb

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BANKER**

M. M. PARRISH
REALTORS

mmparrish.com

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Gainesville, FL 32608



RECENT HOME SALES IN LONGLEAF VILLAGE!



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TO VIEW PROPERTIES THAT ARE AVAILABLE RIGHT NOW IN YOUR NEIGHBORHOOD, VISIT:

www.allisonables.com/Longleaf

THESE HOMES JUST SOLD IN **LONGLEAF VILLAGE!**



7386 SW 84th Dr

3 Beds / 2 Baths
Square Footage: **1,616**
Sold For: **\$187,500**



7868 SW 85th Terr

3 Beds / 2 Baths
Square Footage: **1,622**
Sold For: **\$185,000**



8565 SW 76th Pl

3 Beds / 2 Baths
Square Footage: **2,272**
Sold For: **\$180,000**



8251 SW 78th Ln

3 Beds / 2 Baths
Square Footage: **1,627**
Sold For: **\$180,531**



8342 SW 77th Ave

3 Beds / 2 Baths
Square Footage: **1,792**
Sold For: **\$186,000**



8288 SW 78th Ln

3 Beds / 2 Baths
Square Footage: **1,476**
Sold For: **\$210,747**



7423 SW 80th Dr

3 Beds / 2 Baths
Square Footage: **1,564**
Sold For: **\$215,000**



7845 SW 80th Dr

3 Beds / 2 Baths
Square Footage: **1,638**
Sold For: **\$219,252**



7763 SW 80th Dr

3 Beds / 2 Baths
Square Footage: **1,904**
Sold For: **\$240,500**



8341 SW 75th Rd

3 Beds / 3 Baths
Square Footage: **2,372**
Sold For: **\$235,000**



7742 SW 79th Dr

3 Beds / 2 Baths
Square Footage: **1,508**
Sold For: **\$248,308**



7740 SW 80th Dr

4 Beds / 2 Baths
Square Footage: **2,143**
Sold For: **\$260,188**



7795 SW 79th Dr

4 Beds / 3 Baths
Square Footage: **2,073**
Sold For: **\$305,146**



7750 SW 80th Dr

4 Beds / 3 Baths
Square Footage: **2,740**
Sold For: **\$275,516**



7726 SW 79th Dr

4 Beds / 3 Baths
Square Footage: **1,812**
Sold For: **\$296,977**



7773 SW 79th Dr

4 Beds / 3 Baths
Square Footage: **2,400**
Sold For: **\$364,230**





Longleaf NEWSLETTER

Spring 2011

Why Choose Betsy?

- She's a Longleaf homeowner.
- Cares about your home value because it affects her home value.
- Top 2% of Realtors in Gainesville in Sales Volume.
- Raised in Gainesville and knows this town and its people.

Betsy Pepine, MBA
Broker Owner
Realtor®, CRS, GRI

6627 SW 83rd Terrace
Gainesville, FL 32608
352.219.3845

Betsy@BetsyPepine.com
www.BetsyPepine.com



**Committed to
Excellence for YOU!**



6627 SW 83rd Terrace • Gainesville, FL 32608

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Professional Real Estate Services
6627 SW 83rd Terrace
Gainesville, FL 32608

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Betsy Pepine
Cell: 352.219.3845
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www.BetsyPepine.com

Longleaf ANNOUNCEMENTS

- If you would like to receive this information electronically, please send your email address to Betsy@BetsyPepine.com with "Longleaf Info" in subject line.
- Would you like to know what is happening in another neighborhood? Email me and I'll set you up on an automated service that updates you!
- *Spring has arrived!* It is time to start replacing dead sod, prune hedges, mow, weed and edge our lawns. Remember, plastic bags are no longer allowed to use for yard debris. You must use approved paper bags (available at Lowes). Let's work together to keep our neighborhood clean and beautiful.
- Need a Red Cross certified baby sitter? Call Maria at 352-665-1126.

Betsy Pepine • 352.219.3845 • Betsy@BetsyPepine.com

COBBLEFIELD

HOME SALES MARKET REPORT

FEBRUARY 2014

The homes featured in this edition of the Thomas Group newsletter are of the Cobblefield real estate market for the period of January 1, 2013 through January 31, 2014.

COBBLEFIELD MARKET VALUES

HOMES	JAN-DEC '12	JAN-DEC '13
Homes Sold	13	22
Median Sale Price	\$315,000	\$346,250
Median Price/ Sq. Ft.	\$128.47	\$134.09

We are seeing the housing recovery push up home prices in most of Gainesville and that's especially the case in Cobblefield. For those waiting to refinance or sell their home, this is great news as NOW is the time! Interest rates are still low, inventory is low and home prices are steadily on the incline.

In 2013, we saw a significant increase (69%) in homes sold in Cobblefield compared to 2012. Not only did the number of homes sold almost double, but we also saw an increased median price of 10%, showing a positive outlook for home values.

Along with the rise of median price, median price per square foot increased 4% averaging at \$134/sf.

So, if you're considering relocating, give one of our experienced Thomas Group Realty agents a call!

- Matt Thomas, Broker/Owner
Thomas Group Realty, LLC



Come see us in the Haile Village Center!
5341 SW 91st Terrace Suite A
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Founded on integrity, vision, and experience in Gainesville's Residential and Commercial real estate market. The Thomas Group's cornerstone is customer service that is exemplified by our premier Realtors, each offering outstanding personal accomplishment and discerning ethics in the marketing, purchase and sale of real estate.

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THOMAS GROUP REALTY - "Where Customers Are Family"



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EDWARD SROKA
(352) 317-0472

LIZ POOLEY
(352) 339-3817



HAILE PLANTATION

January 2011
Issue No. 18

HOME SALES IN OUR HAILE PLANTATION MARKET



Enclosed is a listing of all sales in our Haile Plantation market for the last four months of 2010 (Sept-Dec). The total number of sales has decreased to 45 total sales compared to the 52 total sales for the same period last year. The average sales price and average price per square feet have decreased 3% and 8% respectively, for the last four months of 2010 compared to the same period last year. The average sales price was approximately \$310,000 in 2010 compared to approximately \$319,000 in 2009. The average price per square foot was \$129 in 2010 compared to \$140 in 2009. While the average sales price in Haile Plantation dropped compared to last year, it still remained significantly higher than the average sales price in the Gainesville/Alachua County area which was approximately \$178,000.

Moving into 2011, in the Haile Plantation area, sellers will continue to face pricing pressure as it remains a buyer's market. With all this in mind, it has never been a better time to buy in Haile Plantation, with interest rates low and a high level of inventory at all price points. If you are not currently working with another REALTOR®, give us a call, we would be happy to help you with any of your real estate needs.

(352) 505.0555
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YOUR REAL ESTATE PARTNER

CORNELL & ASSOCIATES, YOUR REAL ESTATE PARTNER MEET OUR TWO NEWEST ASSOCIATES

RUSS HYDEN
(352) 214-6672



I moved to Gainesville as a college sophomore in the mid-1960s. After a tour of duty with the U.S. Army in 1970, I returned to the University of Florida and completed my degree in accounting. After graduate studies in finance, I accepted a position with IBM as a systems engineer in Tampa, FL. It wasn't long before I transferred to sales and ended up as an Advisory Marketing Rep and enjoyed many years of success. I returned to Gainesville in 1994 to raise my young children in what I consider to be the "best kept secret" in Florida. I entered the real estate industry in 1995 and recently joined Cornell & Associates, Your Real Estate Partner.

The most rewarding aspect of my vocation has been the lasting friendships I have formed with most of my customers. I enjoy golf, fishing, motorcycling and all Gator sports. I look forward to introducing you to the riches of this wonderful community!

DIANE MAHAFFEY
(352) 317-8911



NOW is a great time to buy a house! Making a home purchase can be an exciting time as well as a scary time. Look for an agent who will show that they empathize, understand your priorities and will work to make your dreams a reality.

I am well equipped and trained to help you with your real estate buying or selling. I have been selling homes in Gainesville for 12 years. During these past 12 years I have consistently been recognized as a Top Producer and a member of the Million Dollar Congress.

As your advocate I will keep you informed throughout the buying and selling process. I will give you good sound advice. I commit to be available to you and ensure that your experience exceeds your expectations... EXPECT TO BE IMPRESSED!

I'm a native of Savannah, Georgia and I have lived in Florida since 1977. My husband and I have been married for 35 years. We moved to Gainesville in 1995 and built our home in Haile Plantation where we still reside. We have two daughters, one son-in-law and two grandsons! Life is good and we have much to be thankful for.

Ken & Angela Cornell (352)281-4000

Freddy Pearson (352)317-6530

Julia Ariet (352)258-4077

Jessica & Andy Cowart (352)318-4464

Katie Johnston (352)226-2592

Tom Bellucci (352) 538-6498

Susan Ellis (352) 262-4617

CORNELL & ASSOCIATES



HAILE PLANTATION

SEPTEMBER 2008
ISSUE NO. 12

**CORNELL &
ASSOCIATES**
YOUR REAL ESTATE PARTNER

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Located in the Publix Haile Market Square



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Now more than ever you need a real estate professional that knows the **local real estate market**. A real estate professional that **customizes the real estate experience** to fit your needs. At Cornell & Associates, Your Real Estate Partner we utilize the **latest technology** available to Real Estate Brokers while providing you with personalized service that you deserve from a local company.

We serve as our customers' "Real Estate Partner" for life by knowing the local market, a market we've called "our home" for our entire lives!

If you are looking to buy or sell real estate in Gainesville, and especially Haile Plantation, give us a call & experience -

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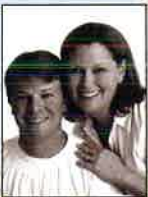
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CORNELL & ASSOCIATES
YOUR REAL ESTATE PARTNER

We Chose Cornell & Associates as our Real Estate Partner...



"Ken & Angela Cornell are the type of people you would trust with your life- honest, hard working, sensible, and good at their jobs- they are both our friends & Realtors for life"

- Dr. Jim & Patti Atchison



"Betsy Pepine not only helped us find the perfect home, but also helped in our transition from North Carolina to Gainesville, Florida. We felt we had a friend in addition to a Realtor®."

- Dr. and Mrs. Scott Denardo



"Freddy Pearson was a pleasure to work with. He is kind, considerate & always has your best interest at heart. He was very patient & explained the entire process to me step by step so that I felt secure in the purchase of my new home. Thanks Freddy!"



"Mark Gaignard guided us through the entire home buying process. He was very patient & always available to listen to our concerns & interests. Thanks Mark for helping us find our perfect home."

- Tara Griffin



"I truly appreciated all the hard work Katie Johnston put in to help me find my home. She went beyond my expectations of a Realtor. She was very personable, efficient & easy to work with."

- Crystal Frimpong



"In a difficult market Wickie & Julia Ariet were able to expedite a quick sale with no hassle. They kept me informed & calm during a time when stress levels can be very high."

- Bart Brooks

- Located in the Publix Haile Market Square -



Mentone
NEWSLETTER Fall 2010

Why Choose Betsy?

- Lives in Mentone.
- Cares about your home value because it affects her home value.
- Sold more homes in Mentone than any other agent or company.
- Top 2% of Realtors in Gainesville in Sales Volume.
- Raised in Gainesville and knows this town and its people.

Betsy Pepine, MBA
Broker Owner
Realtor®, GRI

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BETSY PEPINE
Florida Community Management

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Mentone News

- If you would like to receive this information electronically, please send me your email address to Betsy@BetsyPepine.com.
- Want to know what is happening in another neighborhood? Email me and I'll set you up on an automated service that updates you!
- Need a key FOB? Call Florida Community Management at 352-224-1515. Replacement keys are \$25. Pool hours are:
 - 6:30am to 8am for lap swimming only.
 - Normal hours are 8am to 9pm.
- Events: Play groups are the 1st Wednesday of each month 8am to noon at playground; HOA Board of Director Meetings are the 3rd Thursday of each month at 6:30pm in the pavilion.
- What a wonderful job our social committee did in planning the Halloween Party and House Decorating Contest!
- Interested in a Garden Exchange? Contact resident Patsy Murray at 352-377-0636 or email her at patsmur@gmail.com.

Betsy Pepine • 352.219.3845 • Betsy@BetsyPepine.com

Longleaf Village | 2012 Q1

Issue No.1



THOMAS GROUP
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Longleaf Village Market Report

This packet of information contains sales data in the Longleaf Village neighborhood for April '11 - April '12. There were a total of 43 sales that occurred within this period of time which was a -7% change in comparison to the 46 sales for the same period last year. Although year over year there's been a decrease in sales, the Spring of '12 has proven to be more active than anticipated. Of the 43 sales over the last 12 months, 29 of them were New Construction and 14 were Re-Sales. The average sales price for all of the 43 sales was just over \$235,000 and the average sales price per square foot was \$122 which was a -7% and -6% change respectively from April '10-'11 to April '11-'12.

In 2012, we feel that prices will continue to fall as the number of distressed sales put downward pressure on the market. However, we're experiencing first hand an increase in demand by the number of buyers that have come back into the market place to take advantage of the low prices and low interest rates. As an owner of a Longleaf Village home and a true believer of how great the Longleaf community is, we are excited to see the 2012 year-end as we believe that it will prove to be a successful year for the number of sales. Longleaf has proven to be one of Gainesville's most highly sought after neighborhoods and the 20 homes that are currently under contract waiting to close is a testament to this.

If you're interested in buying or selling real estate, and are not already working with a Realtor®, please keep the Thomas Group in mind to assist with your real estate needs.

Matt Thomas
Broker | Owner

www.ThomasGroupRealty.com

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Thomas Group's most recent additions:

Bill Little & Mona Pooser
(352.256.8794) (352.316.4638)



*As seen on HGTV's house hunters
Gainesville episode.*



2010 IN REVIEW



SUE ANN LEE

It's All About People



Sue Ann SH Lee
Realtor

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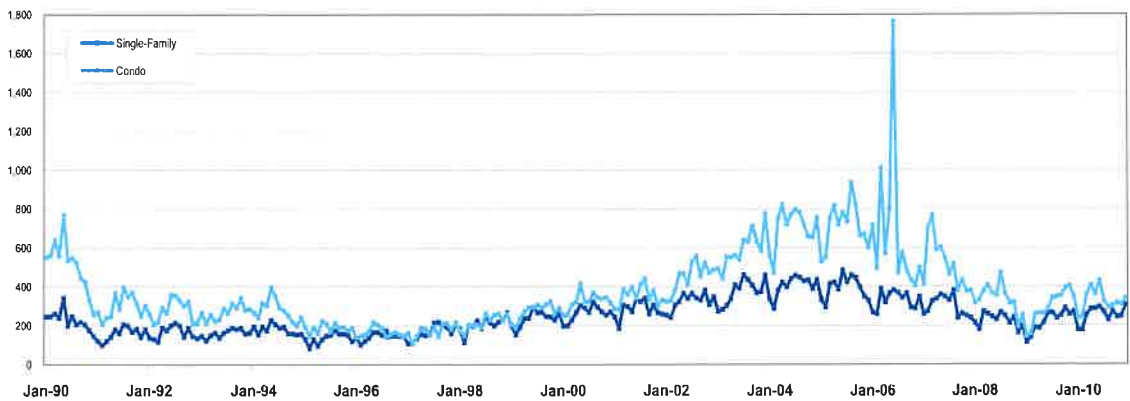


The Honolulu Star Advertiser headline says it all. “Shallow and relatively short. Prices rise 3.1% after a two-year downturn in one of the nation’s hottest markets” says the Honolulu Star Advertiser, of the recent downturn in the real estate market. Other signs of a stronger economy include an increase in tourism, a strengthening jobs outlook and consumer confidence. Some economists expect that prices and sales will continue at about the same pace this year.

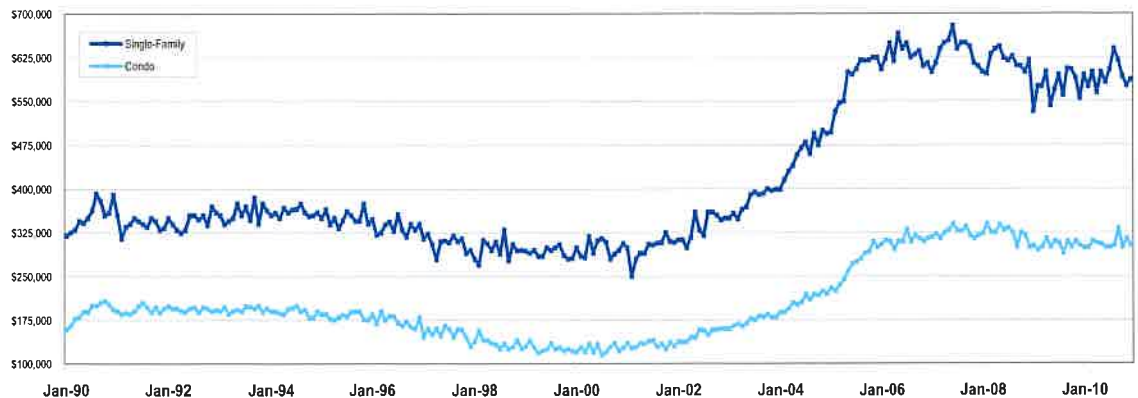
There was an increase of 3,051 single family homes sold in 2010 compared to 2,690 in 2009, a 13.4% increase. Condo sales increased by 10.3% with 3,934 condos sold in 2010 as compared to 3,566 in 2009. The median sales price of single family homes in 2010 was \$592,750, a 3.1% increase over the 2009 median price of \$575,000. The condo median sales price remained flat at \$305,000.

Photo Source: Honolulu Star Advertiser

Historical Closed Sales



Historical Median Sales Price



Source: Honolulu Board of Realtors

Winner
ALOHA AINA
REALTOR AWARDS PROGRAM

SUE ANN S.H. LEE

Sue Ann is a full-time Broker with Kahala Associates. She is dedicated to professionalism and integrity. She understands the complexities of balancing a busy home life with an exciting professional career. She holds the prestigious Certified Residential Specialist (CRS) designation. In addition, she is ePro-certified, providing high quality and innovative on-line based real estate services. Born and raised in Hawaii, Sue Ann grew up in Makiki and graduated from Roosevelt High School. She earned a Bachelor's degree in education and a Master of Business Administration from the University of Hawaii-Manoa.

Sue Ann has been recognized by the Honolulu Board of Realtors with the Aloha Aina award. She is proud of the "Realtor's Choice" award because it was presented by fellow real estate professionals. Of her many other awards she has earned over her career, she strives to live by the words inscribed on a particular Vision award -- "We will deliver real estate experience beyond expectations to enhance our client's life style."

Sue Ann's professional memberships include the Council of Residential Specialists, the Real Estate Buyers Agent Council, the Rotary Club of Ala Moana, and the Honolulu Board of Realtors. She spends her leisure with her husband and her church (New Hope) with a mix of travel, investing, and entertaining friends and family.

And... most recently, Sue Ann ranked 102 in sales of more than 5000 real estate sales associates with the Honolulu Board of Realtors in 2010. It reaffirms her commitment to providing the most professional services to her clients, but it also reaffirms how very special all her clients are to her. She sends her warm mahalo and aloha to all who were an integral part of her achievements!

Demand for housing is still at an all-time high. Take advantage of Sue Ann Lee's many years of dedicated service in the real estate profession, and call her for a consultation on your prospects of either buying or selling that special piece of real estate in Hawaii or anywhere in this wonderful world. The private consultation will cost you nothing. So don't wait! The market is changing constantly. It may be costly for you if you hesitate. Let an expert help you reach your goals and fulfill your dreams.

Travels with Tim...My husband just loves to travel; and there are so many items on his bucket list. This time we visited Viet Nam, rich in tradition and culture. Its natural beauty is still mostly unspoiled. But it is developing at a rapid pace with 5-star hotels sprouting up all over the place. We cruised Halong Bay with its majestic limestone islands; and visited Hue, the former imperial capital; Hoi An, an ancient trading port that has changed little in 300 years; Hanoi with its mix of French colonial and Asian influences; the Mekong and Red River Deltas with their rice paddies, water buffaloes, and floating markets; Danang with its Cham sculptures; and Saigon (Ho Chi Minh City) with its dazzling colors and sounds. And the food! Did I mention the food? Mmm-mmm. Delicious and different in each city! Shopping! Did I mention the shopping? Unforgettable experiences!

It is so nice to visit new places, but it is always so nice to return home. There is no place like Hawaii!



SUE ANN LEE

It's All About People

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If your real property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.



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