

Key West to Build New Sexton's House



The current sexton's house, that serves the Key West Cemetery, is being replaced. According to The Key West Citizen (Dec. 27, 2012), the fifty year old, 800 square foot house has run its course. The city expects to break ground on a newer, larger building in the spring.

"The new sexton's house will be 1 1/2 stories tall and 1,521 square feet. Completion is expected in the fall" says city planner Doug Craig, at a cost of \$350,000. "It will provide enough storage space for all cemetery records, which are now stored at a couple of city offices."

"The sexton's house has to convey a sense of dignity, history, calmness and importance. This house is for one of the largest historic cemeteries on the East Coast" said Mr. Craig. He also stated that the looks of the design remain important. "These are signature pieces; it has to be simple, direct and clean. It's understated, to convey that sense of respect."

The new house is a design by Michael Miller, and is modeled on a Georgian style with a centered front portico held by Tuscan columns, according to a city staff report.



62 Sunset Key



\$1,450,000

Fully Furnished vacation rental with roof-top patio. 2 bedrooms, 2.5 baths, open floor plan, renovated kitchen with granite counter tops and stainless appliances. Wrap around balcony and patio, pool side right next to the tennis courts.


Sunset Key is a 27-acre (110,000 m²) residential neighborhood and resort island in the harbor of the city of Key West, Florida, United States. It is located about 500 yards (460 m) off the coast.

The island is privately held among its residents, one of which is the Key West Westin which operates a small number of guest cottages. The island is accessible only by a shuttle boat that runs from the Westin Marma to the island. You are only allowed on the shuttle boat if you have a home there, a vacation reserved there or have made reservations at L'Attitudes restaurant.

Sunset Key's official name is Tank Island. The United States Navy constructed Tank Island to serve as a fuel tank depot during the Cold War. Dredging began in 1965 to form the island as well as to build passageways for submarines and other large vessels. However, the Navy's plans changed and the island saw little military action. Only two of the twelve planned fuel tanks were constructed, and although the fuel lines were run, the tanks were never filled.

In 1994, the island was re-purchased and renamed Sunset Key. The island is now owned by Tom Walsh, who also owns the Westin Key West Resort & Marina.



"Fantastic experience! Fast ferry ride over, beautiful island and grounds, great views and excellent food and service. This is a must do if you are in Key West." *Chris B, Estero FL* 

The Closing Department, Inc.

Wendy Gonzalez

3432 Duck Avenue
Key West, FL 33040

305.293.9925

305.293.9924

wendy.closing@comcast.net



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521 Simonton Street
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Spring 2013

Preclosing Procedures

Real estate closing is the transfer of the real estate title from seller to buyer according to the sales contract—the buyer receives the title to the real estate and the seller receives the money. However, there are numerous requirements and costs associated with closing that make it more complex than buying something at a store. Both requirements and costs result from the sales contract itself, from tradition and local custom, and from local, state, and federal laws.

Right before the closing, the buyer will want to be sure that everything is in order.

The buyer should inspect:

- the title evidence;
- the seller's deed;
- proof that encumbrances have been removed;
- the survey showing the exact boundaries of the property;
- the results of any inspections, repairs, or alterations;
- and any leases that pertain to the property.

Most sales contracts allow the buyer to make a final inspection, or **walk-through**, of the property right before closing, usually with the broker, to ensure that the property has been maintained, that agreed-upon repairs were made, or that there were no other significant alterations of the property that were not planned. So that the buyer will know the exact boundaries of the property, a **survey** is usually done, which also shows the placement of buildings, driveways, fences, and other significant landmarks, and will also show any encroachments from or to adjoining property. Both buyer and seller will want to inspect the **closing statement** to ensure that everything is in order. If the seller has a mortgage or other liens, then he will have to obtain a **payoff statement** for each lien that lists the exact amount of money needed to pay off the mortgage or lien on the property as of the date of the closing. The seller will receive credit for any reserves in escrow.

The main purpose of **preclosing procedures** is to ensure that everything is in order: surveys, property insurance, title insurance, title certificate, mortgages, and fees.

Read Your Paperwork!

Playing Telephone Tech

There are so many neat little gizmos and gadgets emerging in the home automation market these days. Technology is moving at a breakneck speed, and each year that passes unveils lots of interesting toys. It won't be long before things like turning the faucet on and off, adjusting water temperature manually, turning the lights on or off—or even worrying about whether or not you have enough milk in the refrigerator—become a thing of the past. In the future, all of these processes, and more, are going to be automated. Let's take a sneak peek at some of the new home automation gadgets that are on the market.

- **Phillips** has begun selling a **three-pack of LED bulbs**, plus a controller, exclusively through Apple stores. This LED bulb starter pack allows you to control your lighting remotely using a smartphone. I guess you could say that lighting the room has never been so much fun. These bulbs come with an app and a Wi-Fi receiver, allowing full control of on/off, brightness, and color. It looks like the possibilities don't end there. Late for work? Program the lights to turn red at specific times to warn you of impending doom. There are more features worth checking out that make this automated lighting solution worthy of our attention.

- The makers of the iPod have created another beautifully designed and functional gift. It's called **Nest**, the prototype thermostat of the future. Nest is like a little artificially intelligent robot that learns your living habits in about one week. This little thing is so smart that it can actually feel your presence and know you're awake. The program is designed in such a way that, after answering a few set-up questions and tweaking, it will perform more or less on its own. As with all of these gadgets, you'll get Wi-Fi-enabled device connectivity, and remote controllability, but you won't need those things, because Nest will do all that thermostat stuff for you.

- With a name like **Lockitron** it must be cool, right? Of course it takes more than a cool name to make one of these gadgets worth purchasing, but this one looks very worth it. You place the Lockitron over your existing deadbolt, and it connects to your phone. So you can use your phone to lock or unlock the door from anywhere, and you can share the ability to operate the door with friends. Best of all, it fits on the inside of the door, so you don't need to worry about somebody messing with it. Anytime the door opens, you get a message sent to your phone. Plus this device has Bluetooth; you can simply walk up to the door, and it automatically unlocks.



KEY WEST
 phone 305.923.9670
 1403 Catherine Street
 Florida License #AR92090



Signature Spaces
 1118A White Street
 Key West FL 33040
 305-294-4420
 signaturespaces@att.net

What is a buyer's home inspection?

It is a visual inspection of the structure and components of a home to find items that are not performing correctly or items that are unsafe. If a problem or a symptom of a problem is found the home inspector will include a description of the problem in a written report and may recommend further evaluation.

Why is a home inspection important?

A buyer needs a home inspection to find out all the problems possible with the home before moving in. Review the inspection and make a list of items you think the seller should address and present them to the agent in a timely manner.

While the inspection is not meant to be a tool for re-negotiations, many times it becomes one. You need a qualified, unbiased inspection, so when the inspector does find problems, they won't be easily minimized by the other parties.

What if the report reveals problems?

All homes (even new construction) have problems. Every problem has a solution. Solutions vary from a simple fix of the component to adjusting the purchase price. If the inspector recommends further inspection by a qualified person, this means that you need to get an opinion by a qualified person.

What does a home inspection include?

A home inspector's report will review the condition of the home's heating system, central air conditioning system, interior plumbing, electrical systems, roof, attic, visible insulation, walls, ceilings, floors, windows, doors, foundation, and visible structure. Many inspectors will also offer additional services not included in a typical home inspection, such as , radon testing, water testing, thermal imagery, roof mitigation and 4-point inspection for insurance.

Should I attend the home inspection?

It is often helpful to be there so the home inspector can explain in person and answer any questions you may have. This is an excellent way to learn about your new home even if no problems are found. But be sure to give the home inspector time and space to concentrate and focus so he can do the best job possible for you.



UVA Gourmet Shoppe
519 Fleming St. 305-735-4871
www.uvakeywest.com

Uva Gourmet Shoppe is a small neighborhood establishment located in the heart of Downtown Key West. Uva offers an ample variety of Boutique Wines, fine olive oils and vinegars, that anyone is welcome to come in and taste. We also carry an array of dried meats cheeses, seasonings and spreads, as well as wonderful items to be used around the home. Our cheeses are cut to order to take home or sit down and enjoy.



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NTFN NMLS 75333



Kelly F. Armstrong
Residential Mortgage
Loan Originator
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\$1,729,999



916 Fleming

Great Old Town Location 4 bedrooms, 4 full baths, 2 half baths, Heated Pool with Waterfall and Spa Guest Cottage with Loft in back. A must see.



\$ 429,000

906 Truman Avenue #2

2 bedrooms, 2 baths, easy to show.

Pool-Side Condo

Bonus pool side Kitchen and Bath

According to the Wall Street Journal, the best day to list a house for sale is Friday, the worst day to list a house is Sunday.

Spring 2013



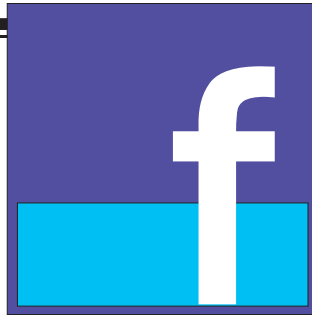
Picture Credit: State Archives of Florida. Dale M. McDonald, photographer. (<http://floridamemory.com/items/show/102071>)

In April of 2004, Keys Energy Services (KEYS) and the City of Key West announced the dedication of the Grinnell Street Pocket Park. The 1050's substation that was on the corner of Grinnell and Angela streets (located across from Key West Cemetery) was de-energized in July 2003. All equipment was removed, and with the help of the local neighborhood association, native fruit trees were planted, sod and mulch added and a perimeter fence was installed to make the park blend into its surrounding area.

"The neighbors have really helped turn this former substation into a model Pocket Park for the entire community to enjoy," said Randy Roberts, fleet/facility supervisor.

This was the third substation in a series of four that KEYS have leased to the City of Key West to establish Pocket Parks. The first two are located on 18th and 8th Streets, and the fourth is located on Louisa Street.

KEYS retired these substations because they are older, utilize outdated technology, and they cannot carry the electrical loads of newer upgraded substations.



Some Key West Facebook pages to check out:

- Key West Bar Card
- Key West Art & Historical Society
- Old Key West
- Key West News
- Key West Historic District
- Key West Police Department
- Key West Info
- Key West Chamber of Commerce
- Key West Library
- Key West Yard Sale
- I Love Key West
- Pirate Radio Key West
- Gay Key West
- Key West Lost, found or Stolen
- Key West Literary Seminar
- Key West Sailing Adventure
- Key West Tattoo Company
- Key West Parrot Head Club
- Lush Key West

Trash Pick Up in Your Neighborhood



If you are a new resident to the city of Key West, you may be wondering about trash and recycle collections in your neighborhood. According to the City of Key West and Waste Management, here are some things you need to know:

- Residential pick up is twice a week. The pick up days are printed on top of your issued trash can. If information is not on the trash can, you can call Waste Management at 305-296-2825.
- Each resident is entitled to one 96 gallon trash can. If you do not have one of the cans, call and request one. You may put as many privately owned cans as necessary out in front of your home, so long as the weight of the trash does not exceed 50 pounds.
- You are not allowed to put construction debris such as dry wall, concrete, lumber, metals and household hazardous waste like house paint and pesticides in your cans for pick up.
- If you need to get rid of bulk items, such as old furniture, collection of these items is done once a week at no additional charge. Items such as furniture or appliances can be placed curbside for collections. Call Waste Management prior to putting out items for pick up. Do not put items out more than 24 hours before scheduled pick up.
- Residential recycled products are picked up once a week. For more recycling information, visit the Recycling Info page: <http://www.keywestcity.com/egov/apps/document/center.egov?view=item&id=6077>
- For more information about trash pick up, visit <http://www.keywestcity.com/> and click the "Residents" tab.

Key West FL 33040
 521 Simonton Street
 Key West FL 33040



Barbara Anderson, REALTOR®
BAR

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