

REAL ESTATE RAMBLINGS

Knowledge and information about Key West Real Estate.

Summer 2013

Parks & Places

FORT ZACHARY TAYLOR HISTORIC STATE PARK
Phone: (305) 292-6713
Civil War-era fort, national historic landmark
End of Southard Street

HIGGS BEACH
Phone: (305) 292-4431
Playground, dog beach and recreation site
Atlantic Boulevard, MM 1.5

KEY WEST WILDLIFE CENTER & AVIARY
Phone: 305-292-1008
1801 White Street

LITTLE HAMACA PARK
Nature trails through native habitats
Government Road off Flagler Ave.

REST BEACH / C.B. HARVEY PARK
Beachfront picnic area and boardwalk
White St. and Atlantic Blvd.

RIGGS WILDLIFE REFUGE & OBSERVATION DECK
Phone: 305-293-8367
Overlooking the historical Salt Ponds
South Roosevelt Boulevard

SIMONTON STREET BEACH & BOAT RAMP
Beachfront picnic area, restrooms, boat ramp
North end of Simonton St.

SMATHER'S BEACH
Phone: (305) 296-2554
Boat ramp, picnic area, restrooms
showers, jet skis, volleyball
South Roosevelt Boulevard

SONNY MCCOY INDIGENOUS TREE & BIRD PARK
K.W. Wildlife Rescue, nature trail, picnic
area, bocce courts
1801 White Street

BAYVIEW PARK
Pavilions, public tennis, playground,
softball field
Jose Marti Drive and Truman Ave.

BILL BUTLER PARK
Playground, Park & Picnic Area
Poorhouse Lane

COZUMEL PARK
Playground, Park & Picnic Area
19th Terrace and Donald Ave.

DR. MARTIN LUTHER KING COMMUNITY POOL
Outdoor pool, playground, outdoor
basketball courts, picnic area
300 Catherine Street

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.

623 Thomas - D



\$365,000

Wonderful Old Town Area, 1bedroom/1bath
548 sq ft upstairs unit with front and back
balconies. Beautifully redone, light and airy.

906 Truman Avenue #2



\$409,000

2 bedrooms, 2 baths, easy to show.
Pool-Side Condo
Bonus pool side Kitchen and Bath

Historic Key West Photos



Key West Library
700 Fleming Street
Key West FL 33040
(305) 292-3595

Historic Photos Info
<http://bit.ly/keyspx>
www.keyslibraries.org

Sun - Closed; Mon - Fri 9:30am - 6pm; Sat - 10am - 6pm

Pirates and spongers, authors, and artists; their legacies linger, and their stories can be found in the Key West Library. The headquarters branch for the Keys, this library has an extensive and fascinating Florida History collection, and a large reference section. The library was built in 1968. It provides several weekly children's programs, and hosts provocative lecture series. Relax in our unique palm garden with tropical foliage from around the world. Florida History & Genealogy services may be limited due to staffing. Please call ahead for hours of operation.

BAR

Barbara Anderson, REALTOR®



Cell: 305-896-8821
Office 305-294-6008

521 Simonton Street
Key West FL 33040

"Any property, any time"

Summer 2013

“\$\$\$\$\$\$\$\$”

Mortgage rates fluctuate depending on changes in key economic factors that interact to determine a specific rate at a particular point on the economic cycle. Lenders routinely monitor economic activity related to the mortgage market to try to maximize returns from lending activity during periods of strong and weak economic growth.

Economy

Changes in economic growth can cause an increase or decrease in interest rates. This has implications for mortgage lenders who adjust their lending rates to meet their rates of return on mortgages to stay profitable.

Forecasts

To stay ahead of economic growth and decline, mortgage lenders often study economic conditions to gauge how the economy is likely to perform in the short- and long-term. Forecasting economic conditions lends insight into how interest rates are likely to behave. As a result, mortgage lenders can accommodate economic changes like inflation.

Money Supply

Government policy also influences mortgage rate fluctuations. Specifically, the Federal Reserve is a key component in controlling interest rates and reining inflation by adjusting the supply of money in the economy. If economic growth generates too much inflation, the risk to the economy is that purchasing power deteriorates. To prevent a costly drop in the purchasing power of money, the Federal Reserve buys a calculated amount of Treasury bonds on the open market to inject money into the economy. The effect of additional money helps

decrease interest rates to more sustainable levels.

Economic Indicators

Mortgage rates also fluctuate according to certain economic indicators. For example, the federal funds rate is the interest rate banks pay when they borrow from each other, usually overnight, to meet federally mandated reserves that must be stored in banks. The federal funds rate forms the basis on which banks determine their interest rates. Other indicators may include both the Consumer Price Index and the Producer Price Index, which measure changes in prices on products purchased by consumers and producers.

Mortgage Market Conditions

Mortgage interest rates are also influenced by developments in the real estate industry that help indicate the strength on the demand for mortgages. For instance, mortgage lenders monitor the construction and sale of new homes. If sales and building activity increases, lenders expect the demand for mortgage borrowing to increase, pushing mortgage rates upward. Conversely, declining sales and construction of new homes indicates a weaker demand for new mortgages, driving interest rates lower.



829 Simonton Street
corner of Simonton & Olivia
305-320-0500

Ocean Wellness Day Spa is a charming, rejuvenating wellness retreat located in the heart of historic Old Town Key West. Indulge in some of the world's finest massage, facial and body treatments offered in one of our six hand-somely designed, well-appointed treatment rooms.

Heal with gentle, effective acupuncture modalities offered by our in-house acupuncture physician. Impress with a gorgeous new haircut or styling from our seasoned, skilled stylists. Or splurge on a relaxing, luxurious pedicure and manicure from the finest trained nail technicians on the island.

Massage: Experience our Couple's Massage, and share the restorative and healing energy of a massage with a partner.

Body Treatments: Detoxify, invigorate, exfoliate and moisturize with a head-to-toe treatment. Facial/Skin Care: Reverse time and return to balance. Ocean Wellness Day Spa offers a variety of luxurious facials each completely customized to meet your particular skincare needs.

Hair and Nail Care: Bring your hair to life with one of our top professional stylists. Ocean Wellness Day Spa includes a full service boutique hair salon offering complete styling, coloring and make-up services.

Acupuncture and Chinese Medicine: We are truly fortunate to also offer the eastern medicine practice of Dr. McCawley Burke who is available for those requiring a deeper healing experience, or those requiring treatment of specific injuries, or those dealing with addiction, insomnia or weigh loss. You are welcome to consult with our staff acupuncture physician for all of your holistic healing needs.

Indulge yourself with a day of healing, comfort, and love. Treat yourself to a day at this lovely historic spa with one of our signature spa packages or create your own custom Key West package.

Plunge into the Ocean experience today.

PREMIER
NATIONWIDE LENDING
2001 Lakeside Parkway
Flower Mound, Texas 75028
Office: 972.537.0600
www.pnllending.com

NTFN, Inc.
2901 Dallas Pkwy-Ste 120
Plano, TX 75093
NTFN NMLS 75333

Kelly F. Armstrong
Residential Mortgage
Loan Originator
RML0 NMLS # 315631
Cell: 305.240.4858
Fax: 214.206.1260
karmstrong@pnllending.com

The Closing Department, Inc.

Wendy Gonzalez

3432 Duck Avenue
Key West, FL 33040

305.293.9925
305.293.9924
wendy.closing@comcast.net

Signature Spaces

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



If You Sell Your Home During the Summer:

Mow the Lawn Twice a Week

Grass grows faster in the summer. Try mowing on the diagonal to add dimension and texture.

Create Summer Curb Appeal

Curb appeal creates lust, happiness and contentment. Trim bushes. Plant flowers. Scatter mulch. Paint your house number on the curb. Sweep the walk. Make the entrance welcoming and warm.

Decorate With Summer-Influenced Accents

White is a pure summer color. Blues have a calming affect. Replace accent pillows or throw rugs with summer hues.

Bring the Light Inside

Pull all your blinds to the top. Consider tie-backs if you don't already have them for holding open drapes/curtains. The only time you close the blinds is if there is an undesirable element outside, i.e. a neighbor's trash can.

Go With the Flow of Summer

With daylight savings time, it stays light outside longer. Some people like to skip out of work early on a Friday. You might find buyers are more interested in touring your home at twilight, just after the dinner hour.

Move the Home Outside

Create an outdoor living space with items you already own. It's an illusion created for a buyer that says They can own this lifestyle.

Supply Summer Treats and Drinks

Fill the sink with ice cubes and bottled water for guests. Have shrimp or other local snacks.

Utilize Natural Scent Sparingly

Vanilla is a popular scent but it can overwhelm sensitive noses. Fill the air with natural odors such as fresh-cut roses or honeysuckle vines.

Control the Air Temperature

The only thing worse than a stuffy room on a hot day is a hot room. Circulate air. Place floor fans about the home to keep the air moving. Turn down the AC to a notch, Not so cold that your visitor's arm hair stands up, but cool enough that they don't want to go back outside.



What You Can Recycle:

Magazines, catalogs, phone books, paperback books, hard cover books (covers removed), newspapers and inserts, junk mail, envelopes, waxed paper, cardboard (please break down boxes), rinsed bottles and jars, metal jar lids, rinsed metal and aluminum cans, all plastics, milk and juice cartons, juice, soup and stock boxes, clean aluminum foil.



What You Cannot Recycle:

Garbage of any kind, plastic bags (return to grocery store), lightbulbs of any kind, plates, styrofoam of any kind (return to store), ceramics or blue glass, oil containers, electronics, chemicals or paint, hazardous household waste (these can be dropped off at Sonny McCoy Indigenous Park on 1st Saturday of the month).

Worried About Trash Odors?

A few things you can do:

- Odor control trash bags
- Trash can deodorizers
- A few broken up charcoal briquettes
- A little ground cinnamon
- A few scoops of odor-absorbing cat litter
- Dryer sheets, even used dryer sheets
- A few scoops of baking soda

Need More Information?

Need more information on recycling and sustainability practices? Go to preserveislandlife.com.



The Deal on Leases

Difference between Transient Rental and Vacation Rental and Long Term Leases

The City of Key West has an ordinance that prohibits homeowners (and condo owners) from renting their homes on a nightly basis unless the house has a *transient rental license*. Transient rental licenses are limited to specific areas that are zoned for such use, and those areas are specific and very limited by design. There are a limited number of new transient rental licenses that the city can issue. Some transient rental licenses are available for purchase through Realtors, but the transfer of these licenses from one property to another are restricted.

Since the transfer of transient licenses is so tightly regulated you may appreciate the value of such a license. A transient rental license is a license to make money, sometimes lots of it. Tourism is the biggest business in Key West and tourists who flock here need a place to lay down and rest their heads in beds. In recent years several established guest houses and motels were converted into condominiums, so the number of available hotel type rooms decreased.

The City of Key West does permit property owners who have obtained a non-transient occupation license to rent their homes or condos legally once per month for a period of 28 days or more. That means a property owner can rent his or her home for one week in January or for the entire month to the same renter. The property owner may not rent the property for one week to one tenant, skip a week, and then rent the same property to someone else for the remainder of the month.

All leases in the State of Florida can be written for a maximum of one year and of course short term leases most usually are determined depending on what the associations require. Automatic renewals are not legal, but a lessee and lessor can agree to renew at the end of their original one year lease agreement.

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Summer 2013



(Sea Grape) *Coccoloba uvifera*

Those big round leafy trees are called Sea Grape. They are a small spreading evergreen tree that is native to South Florida and can grow up to 30 feet although 15-20 feet is more common.

The leaves are circular, about eight inches in diameter with reddish veins. The whole leaf turns red when it drops. The tree grows well in direct sun, but should not be planted too close to buildings. They prefer well-drained sandy soil and are very salt tolerant which makes them desirable in the Keys.

Drought conditions don't bother the sea grape unless they are severe.

The tree has small whitish flowers, and produces edible grape-like fruit clusters if you like to make jelly. They need pruning, generally during winter, to develop even branching and a round straight trunk.



Great Old Town Location
4 bedrooms, 4 full baths,
2 half baths, Heated Pool
with Waterfall and Spa,
Guest Cottage with Loft.
Off-street parking.

artwarehouse

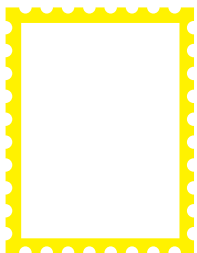


Art Warehouse - The Custom Framing Experts
3436 Duck Avenue
Key West FL 33040
305-293-1122

At Art Warehouse, we believe art and creativity are all inspired by people, places and things in the world around us.

Come visit our showroom and let us share some inspiring custom framing ideas with you. Family owned and operated for 27 years, we cater to the picture framing needs of everyone from fine art galleries to a proud mom framing her child's first drawing. Whether you are preserving a precious heirloom or enhancing the look of a piece of art, Art Warehouse is the name you can trust. Our passion lies in seeing the genuine look of enjoyment and satisfaction on our customers faces.

Come check us out. We love what we do!



According to the TDC, there are a total of 52,764 homes in the Keys of which 20135, are vacant for most of the year.

FLORIDA KEYS FUN FACT

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