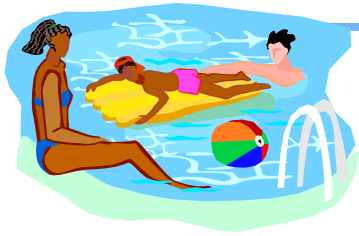


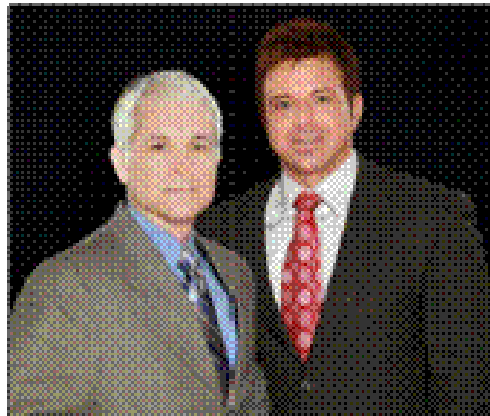
SMART MOVES!



Stay Cool...
...this summer and let us
do the sweating for you!

Our job, as your real estate consultant, is a year-round, 7-day a week, 24 hours-a-day (okay, maybe 18 hours) commitment to you. (Much to the occasional annoyance of our families!☺) Our goal is to exceed your expectations- not just in the expected areas of professionalism and deal negotiation- but in the unquantifiable areas; in the “wow, that was easy,” no-stress, no worry and we are fully confident that things are going well areas. We

pride ourselves on the fact that our clients can enjoy their summers relaxed in the knowledge that SF



“Happiness consists of living each day as if it were the first day of your honeymoon and the last day of your vacation.”

Travel Tips:

Use a shower cap when packing shoes. Keep dirt and sand from mingling with your neatly packed clothes!

Use return address labels to tag your camera, i-Pod and other precious items. If you accidentally leave an item on the plane, a Good Samaritan will know where to mail it.

SUMMER 2009



**Don't keep us a
Secret!**

We would like to thank you for every referral with a **\$25 gift card** to the store or restaurant of your choice!

Call us today for all (and any) of your real estate questions!

407 445 7079

Scroll down to see what's selling around town!



Need an easy
(and yummy) side
dish to take to your
next Summer BBQ?

Try Bobby Flay's Creamy Coleslaw

- 1 head green cabbage, finely shredded
- 2 large carrots, finely shredded
- $\frac{3}{4}$ cup best-quality mayonnaise
- 2 tablespoons sour cream
- 2 tablespoons grated Spanish onion
- 2 tablespoons sugar, or to taste
- 2 tablespoons white vinegar
- 1 tablespoon dry mustard
- 2 teaspoons celery salt
- salt and pepper

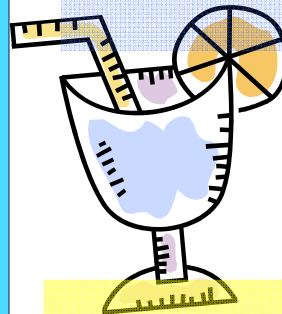
Combine the shredded cabbage and carrots in a large bowl. Whisk together the mayo, sour cream, onion, sugar, vinegar, mustard, celery salt, salt and pepper in a medium bowl, and then add to the cabbage mixture. Mix well to combine and taste for seasoning; more sugar, salt or pepper?

Impress your kids...fun trivia!

Did you know that a human bone is 5 times stronger than a piece of steel of the same weight!

Did you know that skin is your body's largest organ?

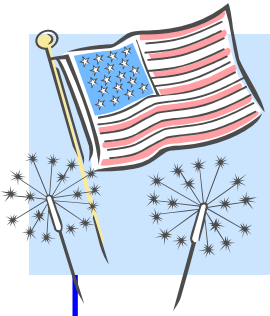
Believe it or not, there is cell phone reception at the summit of Mount Everest!



A Family Friendly Summer Cocktail

- 6oz can frozen lemonade
- 6oz can frozen orange juice
- 2 $\frac{1}{2}$ cups pineapple juice
- 12oz can apricot or peach nectar
- 1 (2 litre) bottle ginger ale
- lemon slices

Mix together all ingredients, except ginger ale and lemon slices, and chill. When ready to serve, add ginger ale to taste and garnish with lemon slices.



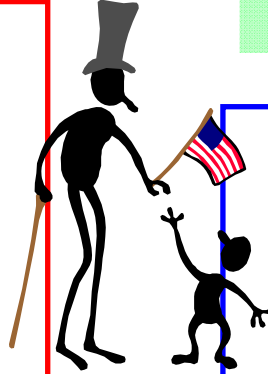
Independence Day was first celebrated in Philadelphia on July 8th of 1776, but it wasn't declared a legal holiday, by Congress, until 1941!

Increase Your Word Power!!

Cacology

Poor choice of words or pronunciation

The names of the signers of the Declaration of Independence were withheld from the public for more than six months to protect the signers. If independence had not been achieved, the treasonable act of the signers would have, by law, resulted in their deaths.



Both Thomas Jefferson and John Adams died on Independence Day, July 4th 1826.

RECENT \$ SALES ACTIVITY

LOCATION	SIZE (IN SQF)	POOL	SALES PRICE	\$/SQF
Belmere Village				
11812 Via Lucerna Circle	1,838	N	\$193,500	\$105.28
11755 Bella Milano Court	3,121	N	\$243,000	\$77.86
11408 Vicolo Loop	2,294	N	\$252,000	\$109.85
11818 Via Lucerna Circle	2,874	N	\$285,000	\$99.16
11514 Via Lucerna Loop	2,871	Y	\$301,000	\$104.84
Johns Landing				
833 Cura Court	3,277	N	\$200,000	\$61.03
302 Largovista Drive	3,863	Y	\$240,000	\$62.13
615 Strihal Loop	3,208	N	\$265,000	\$82.61
Reserve at Belmere				
1308 Glenwick Drive	2,550	Y	\$366,500	\$143.73
1424 Long Meadow Way	3,673	Y	\$440,000	\$119.79
1238 Glenheather Drive	2,924	Y	\$450,000	\$153.90
Westover Club				
1948 Breezy Hill Drive	3,272	N	\$337,800	\$103.24
Windermere Downs				
1905 Woody Drive	3,031	Y	\$527,500	\$174.04

All sales data from the Mid-Florida Regional MLS as of 18.June.2009



Contact us *TODAY* at:

Phone: 407 445 7079

Fax: 407 992 7004

Email addresses:

info@SFOrlando.com



5979 Vineland Road, Suite 101
Orlando, FL 32819

Visit us on the web at:

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