

# SMART MOVES!

## Slowly, But Surely...

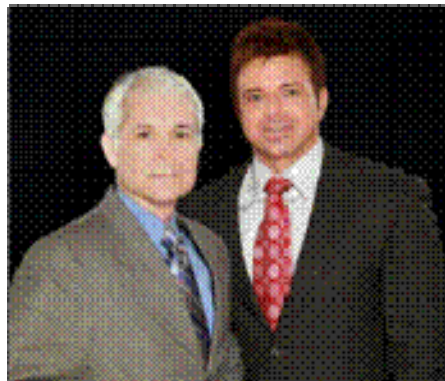


The market is improving! Although it may not feel that way, yet- the proof is in the numbers. The Orlando Regional Realtor Association reports:

✓ Sales of existing homes within Orlando MSA (Lake, Orange, Osceola and Seminole counties) were up 56.28% in July as

compared to the same time last year.

- ✓ The average home sold for 93.93% of the listing price.
- ✓ “Normal” sales, i.e. homes that are not bank-owned or distressed, made up 58.01% of the July sales...another sign of market improvement.



So, NOW may really be the right time to make that purchase or prepare to get your home on the market. As always, we are there to help. Call us

SEPTEMBER 2009



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YOUR \$25?

Don't keep us a secret! For every referral, we will thank you 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

## *Sunglasses... True or False?*

**Any sunglasses are better than none at all.** False! Sunglasses without UV coating let in more harmful UV rays because dark tints dilate pupils – meaning more light is allowed to penetrate.

**Cost is not a factor in good protection.** True! Top levels of coating can be found in all price ranges. Higher cost usually reflects fashion.



Scroll down to see what's selling around town!



## More fun trivia to impress your kids!

According to National Geographic for Kids:

Honeybees can be trained to detect explosives!!

Your fingernails take 6 months to grow from base to tip.

It takes 8 minutes and 19 seconds for light to travel from the sun to earth.

An average major league baseball is used for only 6 pitches.

## Not Freezer Friendly

*Eggs in their shell pose a health threat if frozen. Freezing temperatures can cause the egg's water content to expand, which can crack the egg and let bacteria in.*

*Soft cheeses, such as ricotta, cottage cheese, and cream cheese, shouldn't be frozen. They lose their fluffy texture when the water in them returns to room temperature.*

## Bow Ties with Tomatoes, Feta and Balsamic Dressing



6oz uncooked farfalle (bow-tie pasta)

2 cups grape tomatoes, halved

1 cup seedless green grapes, halved

1/3 cup thinly sliced fresh basil leaves

2 tablespoons white balsamic vinegar

2 tablespoons chopped shallots

2 teaspoons capers

1 teaspoon Dijon mustard

1/2 teaspoon bottled minced garlic

1/2 teaspoon salt

1/4 teaspoon freshly ground black pepper

4 teaspoons extra-virgin olive oil

1 (4oz) package crumbled feta cheese

Cook pasta according to package directions, omitting salt and fat. Drain. Combine cooked pasta, tomatoes, grapes and basil in a large bowl.

While pasta cooks, combine vinegar and the next 6 ingredients (through pepper) in a small bowl, stirring with a whisk. Gradually add oil to vinegar mixture, stirring constantly with a whisk. Drizzle vinaigrette over pasta mixture; toss well to coat. Add cheese; toss to combine.

*Increase your Word Power (and crossword skills)*

## Atelier

a workshop or studio, especially one used by an artist or designer



**“If you think education is expensive, try *ignorance*.”**

Quote attributed to both Andy McIntyre

**“Education’s purpose is to replace an empty mind with an open one.”** Malcolm S.



**“The difference between school and life? In school, you are taught a lesson and then given a test. In life, you are given a test that teaches you a lesson.”** Tom Bodett



## RECENT \$ SALES ACTIVITY

| LOCATION                        | SIZE (IN SQF) | POOL | SALES PRICE | \$/SQF   |
|---------------------------------|---------------|------|-------------|----------|
| <b>Belmere Village</b>          |               |      |             |          |
| 11707 Bella Milano Court        | 2,206         | N    | \$225,000   | \$101.99 |
| 11681 Vicolo Loop               | 2,286         | N    | \$230,000   | \$100.61 |
| 1059 Lascala Drive              | 2,254         | N    | \$255,000   | \$113.13 |
| 11624 Via Lucerna Circle        | 2,804         | N    | \$310,000   | \$110.56 |
| <b>Johns Landing</b>            |               |      |             |          |
| 635 Largovista Drive            | 3,784         | N    | \$295,000   | \$77.96  |
| 639 Largovista Drive            | 4,396         | N    | \$299,000   | \$68.02  |
| <b>Reserve at Belmere</b>       |               |      |             |          |
| 11942 Provincial Way            | 3,720         | Y    | \$709,000   | \$190.59 |
| 1421 Lake Whitney Drive         | 4,365         | Y    | \$715,000   | \$163.80 |
| 1714 Glenwick Drive             | 4,176         | Y    | \$720,000   | \$172.41 |
| <b>Windermere Downs</b>         |               |      |             |          |
| 2015 Woody Drive                | 2,042         | N    | \$250,000   | \$122.43 |
| 1805 Maple Leaf Drive           | 2,652         | Y    | \$380,000   | \$143.29 |
| 1712 Windermere Down Place      | 2,730         | Y    | \$449,000   | \$164.47 |
| <b>Westover Reserve</b>         |               |      |             |          |
| 1725 Westover Reserve Boulevard | 3,764         | Y    | \$557,000   | \$147.98 |

All sales data from the Mid-Florida Regional MLS as of **14.September.2009**



Contact us *TODAY* at:

Phone: 407 445 7079

Fax: 407 992 7004

Email addresses:

[info@SFOrlando.com](mailto:info@SFOrlando.com)



5979 Vineland Road, Suite 101  
Orlando, FL 32819

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

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