

# THE Real Estate Report

Prepared exclusively for the Broadwater/Maximo neighborhood by Sharon Simms, CIPS, CRS Fourth Quarter 2003

## Trendy Terrazzo

We're finding lots of buyers interested in refinishing the original terrazzo flooring in many of our area's homes. It's another example of cyclical trends, like the resurgence of Cuban tile and hardwood.

## Inside Utility Rooms

It's not uncommon for our Florida homes to have their washer/dryer hookups in the garage, but many buyers coming from other areas find it unusual. We've seen some creative ways that homeowners have changed the configuration slightly to create an "inside" utility room; if you're interested in doing such a conversion, we're happy to share ideas!

## Holiday Lighted Boat Parade Time!

It's almost time for the bevy of holiday lighted boat parades in our area. As always, we'll have the schedules for the various municipalities posted on our web site. Visit us at [www.ssimms.com](http://www.ssimms.com) for details.

## New Name Again!

Our office name has changed from RE/MAX Affiliates to RE/MAX Metro; no changes in ownership or structure, though.

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## It's A Small World . . .

On our recent trip to California for the National Association of REALTORS annual convention, Tami and I were among a group treated to an insider's tour of Berkeley, CA by a fellow REALTOR. We found it interesting to see many parallels between the architecture of that area and that of our own St. Petersburg.

Bungalow homes are prevalent there, although there are many different styles overall. The same charm of the Craftsman period that many of our older neighborhoods have is everywhere there, along with the significant appreciation!

The Spanish influence was evident there, as it is here. Even newer homes and

remodels were sporting the Mediterranean facades and details we see often.

In "town," we saw the same trends to revitalize former business districts, carving "urban" lofts and condominiums out of converted buildings.

We always enjoy the opportunity to see the real estate of other areas of the country, and this was no disappointment. It just goes to show that "it's a small world after all!"



**SHARON SIMMS**  
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## Not Lots . . .

Perhaps the greatest commodity in waterfront real estate these days is land. Here in our own neighborhood, another home has been bulldozed to make way for a new one. The Hills on 42nd Avenue S will have a new Arthur Rutenberg home built on their now-vacant lot. Between tear-downs and complete renovations, our landscape is changing one by one, and it's exciting to watch!

## Selected Sales

Things may have been relatively slow in our immediate market, but we've been busy elsewhere in the area. Here are some of the sales we've been involved in lately:

Placido Bayou pool home . . . \$700,000

St. Pete Beach waterfront . . . \$800,000

Coquina Key waterfront . . . \$475,000

Pinellas Point waterfront . . . \$520,000

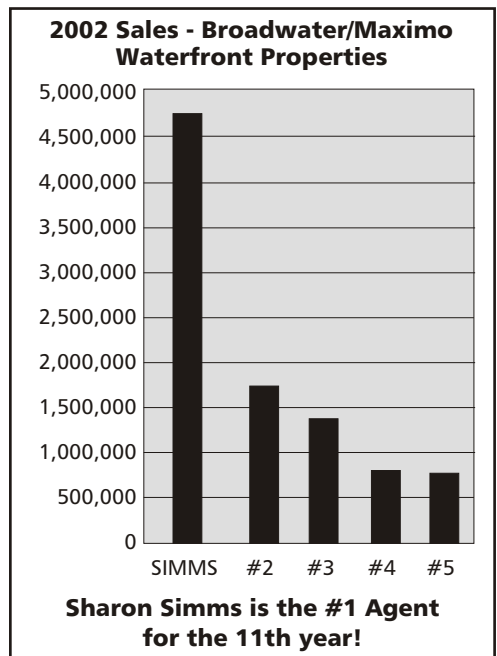
Venetian Isles waterfront . . . \$475,000

Redington waterfront . . . \$800,000

and two condominiums in Parkshore Place . . . \$575,600 and \$667,000

## No Hole-in-One

We had a fabulous time sponsoring the Hole-in-One contest at the October 3 Chamber of Commerce Women's Council Golf Tournament at Isla del Sol. Although no one won the \$10,000 cash prize, everyone had a great time, and we got to expose lots of people to our southwestern St. Petersburg area. We're looking forward to next year already. Fore!



# Statistically Speaking

These figures show the current market and the Broadwater sales history, going back to 2002. Prices vary by size, condition and location, so the \$/square foot has a tremendous range and is "nice to know" rather than a useful criteria.

Broadwater:	Waterfront					Non-Waterfront					
	#	\$ Low	\$ High	Average	\$/SF		#	\$ Low	\$ High	Average	\$/SF
Avail 11/19/03	8	399,000	675,000	521,975	190-369		3	235,000	338,500	271,133	111-36
Pndg 11/19/03	0	449,000	459,900	454,450	240-245		1	259,900	259,900	259,900	128
Sold YTD	11	325,000 <sup>1</sup>	615,000	437,000 <sup>1</sup>	160-270 <sup>1</sup>		11	149,000	392,500	241,950	84-130
Sold 2002	26	290,000	750,000	438,981	132-275		6	166,500	218,500	189,633	67-115

Many people ask me about market activity in neighboring communities as well. Here is a look at what's happening on the waterfront<sup>2</sup> in some other popular areas:

Waterfront	Active as of 11/15/03			Sold YTD 2003		Sold 2002			
NEIGHBORHOOD	#	\$ Low	\$ High	#	\$ Low	\$ High	#	\$ Low	\$ High
Broadwater	8	399,000	675,000	16	325,000	615,000	26	290,000	750,000
Bayway Isles	10	689,000	3,400,000	5	649,000	1,600,000	9	500,000	1,198,500
Pasadena Yacht/Country Club	6	699,900	3,200,000	14	348,000	2,206,000	14	430,000	1,160,000
Snell Isle/Coffee Pot/Old NE	19	499,900	6,450,000	26	320,000	2,056,955	23	417,000	2,500,000
St. Pete Beach/Pass-a-Grille	25	475,000	3,500,000	41	170,000	1,299,000	60	305,000	2,800,000
Tierra Verde	17	379,000	4,500,000	19	475,000	2,100,000	32	349,900	1,895,000
Treasure Island	19	419,900	2,950,000	41	315,000	650,000	40	289,900	1,700,000
Venetian Isles	17	229,900	1,645,000	30	143,500	949,900	32	345,000	1,125,000
Yacht Club Estates	1	835,000	835,000	3	550,000	750,000	22	365,000	912,000

<sup>1</sup>Excludes 1 Land Lease Sale. <sup>2</sup>This includes only "navigable water to the Gulf" properties - not lakes, ponds, etc.

## Save the Dates for Spring Events

Dates have been set for two annual spring events that we love to participate in, and we want to share them with you in case you'd like to go.

The Great Chefs of Pinellas event that benefits Family Resources has been set for Saturday, March 13. This year's event will be held at the home of Grady & Jodi Pridgen at 6700 30th Street S in Pinellas Point. Area chefs and community personalities cook up mouth-watering

hors d'oeuvres and desserts at this super event, which raises money for programs to help youth and families in crisis.

The annual Women's Symposium of the St. Petersburg Area Chamber of Commerce Women's council will be held on Friday, March 19. Featured speaker will be Dr. Jocelyn Elders, the first female African-American Surgeon General. Both of these are great events, so mark your calendars now!



## What A Team!

In October, Sharon and Tami attended the "Who's Who In Luxury Real Estate" annual conference in Boston, MA. This conference brings together luxury agents from around the world to share ideas, market information, and - most importantly - to network.

Later that month, Tami traveled to Ft. Meyers for the Business and Professional Women/FL Mid-Year Board of Directors Meeting and Conference.

Then, in November, Sharon and Tami were off again, this time to San Francisco, California, for a double-header. The first three days were spent in the semi-annual meeting of the CyberProfessionals group, REALTORS from around the country (Australia was also represented this time) who utilize technology in their business. The next several days were spent at the National Association of REALTORS annual convention, which was jam-packed with educational sessions, networking, and an exhaustive trade show, with the latest and greatest tools and techniques for the real estate industry.

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Sharon Simms sells real estate, and she's good at it. Just ask your neighbors!