

JUNE 2022

Newsletter

Official local newsletter of your local real estate neighbourhood



Real Estate is Heating Up!

CHECK OUT THIS SUMMERS MARKET ANALYSIS

This summer, temperatures and the housing market are heating up. Let's take a look at some of the key points of what is coming in these summer months:

- **Rising mortgage rates extend affordability squeeze**
- **Low housing inventory issues persist**
- **Competition among homebuyers remains fierce**

Sellers - It's still a good idea to make sure your property is attractive to buyers and that your asking price is reasonable

Buyers - It's important for buyers to have their ducks in a row. Some good things to do, include:

- Getting prequalified or preapproved for a mortgage
- Researching the neighborhood where you want to move
- Understanding your "have to haves" versus "want to haves" when you're looking at properties

Included in this Month's Issue:

UPGRADE YOUR KITCHEN

Add value to your home with a well-designed kitchen

MARKET UPDATE

Look back at the last months statistics

GET YOUR HOME SUMMER READY

4 Satisfying ways to get your home ready for summer!

Upgrade your Kitchen & ADD VALUE TO YOUR HOME

A well-designed kitchen can greatly enhance the appeal and hence value of your property. When designing your kitchen, here are some top factors to consider:



DESIGN YOUR KITCHEN WITH A FUNCTIONAL LAYOUT

You want the kitchen to be open so that utensils and accessories are easily accessible while baking or cooking. A functional layout is more attractive to your potential buyers.

GET SUFFICIENT LIGHTING

Consider how you can optimize the amount of natural light, making the kitchen look fresh, bright and more spacious. Think about whether it's possible to open up the space in your kitchen, this will allow for more natural light.



SPACIOUS STORAGE UNITS

For storage space, look for cabinets with deep drawers, hidden rubbish disposals, slide-out shelves and consider open shelving as opposed to big bulky upper cabinets.

June Home Maintenance Tips

- ✓ Check toilet water levels and make repairs
- ✓ Organize shed and garage
- ✓ Power wash windows, siding and walkways
- ✓ Clean and apply sealant to wood fences
- ✓ Clean outdoor furniture & bbq grill



Hello summer! The real estate
Market is heating up



Welcome Summer

SUMMER HAS ARRIVED



Summer means warmer weather, longer days, and more time spent outdoors. It also happens to be a great time to sell a house.

The real estate market is heating up and you don't want to miss out! If you plan on looking to buy a home, sell your home, planning a relocation, or invest in real estate now is the time to make a start.



Coming soon to our community:

COOPER'S HAWK WINERY

"We passionately believe that food and wine hold the power to forge lasting connections, setting the table for a life well-lived. We invite you to join us for an experience filled with memorable moments built upon food, wine, and friendship. Cheers!"

COOPER'S HAWK™
WINERY & RESTAURANTS

Community Events

JUN 3

Watermelon Festival |
9AM-Sun, Fleamasters
Fleamarket

JUN 3

Brooks & Dunn: REBOOT Tour
2022 | 7-11PM, Hertz Arena

JUN 5

Ricardo Arjona | 6-8PM |
Hertz Arena

JUN 17

Captivaville 2022 | 'Tween
Waters Island Resort & Spa

JUN 30

Downtown Farmers Market | 7AM
- 1PM, | River District

Join in our local events!

Market Update

FOR LEE COUNTY

1597

Sold
Homes

1699

New
Listings

15

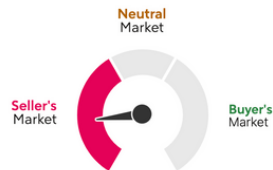
AVG Days
on Market

\$335

AVG Sale
Price

5,167

Active
Inventory



Featured Listings

1116 MILLPOND COURT, OSPREY, FLORIDA 34229

Don't miss out on this Fantastic Home listed in the popular community of Rivendell. Enjoy the spacious lanai with the oversized pool overlooking the lake/preserve.

 **3 BEDS + DEN**

 **2 BATHS**

 **3 CAR GARAGE**

 **2,340 SQ, FT**



Offered for \$899,000

2311 WESTWOOD RD, NORTH FORT MYERS, FL 33917

This is a builder's dream! This lot is one of the last lots available in the Yacht Club Colony, and it is already cleared!

CLEARED LOT

 **.25 ACRES**

**COMMUNITY-
BOATRAMP**



Offered for \$180,000

HOW TO GET YOUR HOME *Summer ready*

4 Satisfying ways to get your home ready for summer!

Embrace those lazy, hazy days of summer with a few simple chores, done in advance



TIP 1 Bring out your BBQ brawn

A quick but thorough scrub-down will get your BBQ clean and ready for juicy burgers, crispy tacos, and perfectly-grilled veggies.



TIP 3 Spruce up your deck

Deep clean up your decking and punctuate the space with flowering planters, candles, and pillows. Ready to enjoy the summer sun.



TIP 2 Invite summer indoors

Replace heavy drapes with lighter fabrics to allow more sun into your home. Decorate with flowers and light material creates a warm living space.



TIP 4 Ready your fire pit

Take inspiration from this dreamy backyard and create a fire pit for roasting s'mores or stargazing on clear nights.

*Turn your home
into a summertime haven!*



Meet Your Agent

"My passion for real estate blossomed from an international move to the states in 2012 and since then I have continued to provide this experience to others, matching them to their location and dream home."

Tom Kiessling
REAL ESTATE AGENT

Visit us at www.kiesslingluxuryhomes.com

INTERESTED IN WHAT YOUR HOME IS WORTH?

Call us today **941.920.1718**