

MARCH 2022

Newsletter

Official local newsletter of your local real estate neighbourhood



Signs you are Ready to Sell!

ARE THINKING ABOUT SELLING THIS SPRING?

Have you outgrown your home? Or has your home outgrown you and your household? Fewer and fewer families expect to stay in their first or second home for the long haul.

Here are some factors to determine if you're financially and emotionally ready to sell your house:

Growing or Shrinking Household - Are you about to welcome a new baby? If your living space has become too cramped or grown beyond your needs, it may be time to make a move.

Changing Circumstances - Location matters, if your new job increases your commute or you're unhappy with the schools.

Plenty of home equity - After you have sold your home, you'll be a buyer again so having some funds to put down is key.

Interest from Potential Buyers - You will want to take note when buyers are looking, experts say late spring is the ideal time.

Included in this Month's Issue:

GET YOUR HOME READY FOR SALE

Tips to help prepare your house for sale this spring

MAKING YOUR HOME ECO FRIENDLY

How to make your home more eco friendly in time for St Patrick's Day

GARDENING TIPS FOR BEGINNERS

Get ready this spring and bring attention to your garden

TIPS TO GET YOUR HOME

ready for sale this spring

1

Do your spring cleaning now

Start your annual deep clean early, as clean homes sell faster. Get the cleaning out of the way to sell quickly.

4

Brighten up dark areas

If you have a room lacking natural light, try to rectify this problem before you place your home on the market.

2

Run your own inspection

Do a top to bottom inspection of your home, looking out for odd jobs or repairs that need doing, create a list.

5

Get the green thumb

Springtime means blooming flowers, so make sure that your garden is kept neat and well maintained.

3

Make your home inviting

First impressions count, give the front of your home a makeover. Paint your front door & clean the windows/patio.

6

Neutralise & De-Personalise

Remove any personal items, as this will then help the potential buyer envision living there!

March Home Maintenance Tips

- ✓ Inspect roofing for missing or damaged shingles & leaks
- ✓ Power-wash windows & siding
- ✓ Replace the batteries in smoke & carbon monoxide detectors
- ✓ Have air-conditioning system serviced
- ✓ Polish wood furniture, and dust light fixtures

Just Sold

**8085 BAYSHORE DR,
NAPLES, FL 34112**

This exceptional 2019 spacious 4-bedroom, 3-bath single-family home features open living space for everyone to enjoy.



Sold for \$650,000 | 4 3 2

**5111 AMULET DRIVE
UNIT #101, NEW PORT
RICHEY, FLORIDA
34652**

In the heart of New Port Richey, desirable Gulf Harbors! This is a true 2/2 with an extra 224 Ft Florida Room enclosed! Open concept floor plan!



Sold for \$135,000 | 2 2 1

Small Business of the Month

CRAZY DINGO BREWING COMPANY

"An experience that both the residents and tourists of SWFL are ever seeking in a way that is totally unique to this area. We pride ourselves in serving locally brewed craft ales in the setting of a small farm reminiscent of a Fort Myers from a by-gone era." - Crazy Dingo



Community Events

JOIN IN WITH SOME LOCAL EVENTS!

MAR 4

Jimmie Allen Concert | 7-11:59 PM,
2158 Colonial Blvd, Fort Myers, FL

MAR 5

Mardi Gras Festival | Noon -9 PM,
Centennial Park 2000 W First St,
Fort Myers, FL

MAR 11

Ft. Myers Beach St. Patrick's Day Parade | 10-11 AM, Location and address here

MAR 17

Chris Young | 7:30-11:30 PM, 11000
Everblades Parkway, Estero, FL

Join in our local events!

Market Update

FOR THE LOCAL NEIGHBOURHOOD IN FEBRUARY

323

Sold Homes

177

New Listings

17

AVG Days on Market

\$450

AVG Sale Price

\$456

AVG Listing Price

99%

Sales Price Ratio

Become More Eco Friendly

TRANSFORM YOUR HOME GREEN IN TIME FOR ST PATRICK'S DAY

Swap in some LED bulbs - It's tempting to spring for the dinky incandescents at the corner store, but that \$17 six-pack of LEDs will last 13 years each.

Insulate your Home Properly - A well-insulated home holds in heat properly, meaning that it'll take less energy to reheat.

Upgrade to a Smart Thermostat - Sure, your rickety manual one works just fine, but a smart thermostat will only come on at certain times of the day reducing your carbon footprint.

Invest in Solar Panels - They are a long-term investment, that could potentially save more money than you spend.

HAPPY ST PATRICK'S DAY
get your green on!
- from your local realtor!



Gardening Tips FOR BEGINNERS

New to gardening? These tips will help to get started!

Draw attention to your garden this spring by creating a beautiful garden space



TIP 1

Start Small - When starting to grow plants, it's much better to do a little bit at a time. You can easily cover areas you don't want to cultivate to stop weeds growing.



TIP 2

Plan your garden - This way you can work out what to grow where, rather than getting carried and ending up with a jumble of plants that don't look good together



TIP 3

Learn how to plant - Make sure you take time to weed and prepare the soil before planting, and add mulch or fertiliser where necessary.



TIP 4

Keep an eye on pests - Looking out for increasing numbers of pests like aphids, slugs and snails, will help keep your plants safe, and save you a lot of heartache.



Take the time to enjoy your garden!

Meet Your Agent

"My goal, through experience, study, and practice, is to achieve the next level:

Trusted advisor to you in all matters of real estate."

Visit us at www.kiesslingluxuryhomes.com

Tom Kiessling
REAL ESTATE AGENT

INTERESTED IN WHAT YOUR HOME IS WORTH?

Call us today 941.920.1718

