

Heron Creek G & CC



Although this golf course is actually located in Sarasota County it is drawing, builders and golfers from Charlotte County due to its location. Located 30 minutes south of Sarasota off I-75 some people find it a little too remote.

It is an Arthur Hills designed course that stretches 6,923 yards from the back tees, offering the ultimate golfing challenge to the experienced golfer. But what makes this course unique is its topography. In many

ways this is a typical Florida course, with towering oaks, pines and a variety of palms. There is also enough water to either please or frustrate you depending on your game for the day. It's the hills that set this course apart. Elevations on the course rise to 80 feet. The first time I saw the course I was taken back by the sight of the ninth fairway which definitely looked like a mountain plunked down in south west Florida.

New homes and villas are under construction with lots located along the various golf holes. For those looking for a quiet place to retire, away from the hustle and bustle of the city you might want to consider Heron Creek. Housing prices star in the low two hundreds.

When To Do It?

I have spent, as have most of you, the last few months watching the news. It seems the dooms-day speakers out talk all others. We seem to be having a contest on who can scare the population the most. The economy is changing a direct reflection of the events that took place on September 11 and Florida is no exception. What this means to future home buyers and sellers, be it good or bad remains to be seen.

It appears that in some areas sales have dropped off, but to our surprise so have the number of homes listed for sale. It seems that those people who do not have to sell are waiting out the climate change and those who want to sell are in no hurry. As a result very few of the homes have dropped in price. The actual price range of the home seems to be the deciding factor. Homes under \$250,000 are continuing to move. Homes between \$300,000 and \$1,000,000 are not doing well, but homes over a million are still selling. This would indicate that the wealthy are still wealthy despite the stock market and the average worker is still prosperous enough to move up to his next level of home ownership but those who counted on stock market profits are feeling the crunch.

What I suspect we will see is a rather large impact on the length of time property will be on the market and a pull back by some investors. In Sarasota a house stayed on the market an average of 30 days and people selling their own homes did very well. Now it seems that time frame will increase and we are seeing fewer homes for sale by their owners. All of the indicators in Florida are continuing to show an increase in value, yet we are seeing a slow down in the number of homes sold particularly new homes.

For those of you planning on retiring in the next few years, you may want to take advantage of the low interest rates. We know from past experience that interest rates will work with the laws of supply and demand. So for as long as the demand is down low interest rates will remain, but as soon as the demand starts up so will the rates

According to The Florida Sale Report Realtor Sales are off just about everywhere for September, but home prices are up. Perhaps you should consider taking advantage of the current market note the following increases:

**Daytona Beach +15%, Fort Meyers +34%,
Tampa, St. Petersburg & Clearwater +8%,
Sarasota +12%, - the one exception being - Naples -5%.**

What To Do?

Our members should keep in mind that the places where prices rarely do anything but go up are on the coast and on the major golf courses. The short supply of gulf front property combines with lack of land to keep water front property high.



<1986, 3182 sf
3/2.5 \$469,000

1999 3080 sf >
3/3 \$529,000



All located in private golfing communities



<1977 2300 sf >
3/2.5 \$209,000

1996 1900 sf >
3/3 \$215,000



Golf course property's biggest factor in driving down prices, are the numbers of new golfing communities entering the market. What that means is what I have always said, and that is that the older and established communities, those built between 1975 and 1992, still offer the best bargains. They are not new and may need updating, but can be purchased for thousands less than smaller new homes.

It is not geared to replace existing magazines but designed to give a little more insight into what goes on in the golfing world of Sarasota. We wish them well.

Celebration

Celebration, Florida that is. The urban Land Institute chose the Disney-developed community for an Award of Excellence, based on its traditional neighborhood design principles, that successfully combine architecture, education, health and technology in ways that promote a strong sense of community.

We took some time recently and stopped in to see Celebration. I come from New England and I felt like I had stepped back in time. Had someone told me I was in New England and it was the turn of the century (1901 that is) I would have believed it. I truly think that Disney will be in a great position to make movies in Celebration. All of the homes are styled from the early 1900's with every detail being authenticated before it can be used in a home. I could not decide if I liked what I saw it was as clean as Disney World and positively lovely – but at the same time it was a little



creepy – just a little too like living in a movie set, a depiction of days gone by, with themes like “Johnny Appleseed” and the “:Headless Horseman”.

“Walt Disney Company has attempted in Celebration to create a community in the utopian model, ruled by a single vision, structured through a set of principles to which every resident must subscribe.”* No pictures can convey the feel of this community, too perfect, too pristine – the question is can one really “live” in this environment.

Sarasota MLS Available

You can search in Sarasota for homes, but they have not worked out all the kinks. After testing the system, I found that when I asked specifically for golf community homes I got everything in the price range. So that tells me that the searches are not yet working.

Be patient this is new to the Sarasota Board of Realtors and will take some time to have everything on Board.

We also have Naples,, on board (it works) and hope to have Ft. Meyers available soon.

We want all members to understand that they will have access to these MLS systems via GolfRealtors.net, in the specific county and that if you find a property of interest please provide the MLS number as well as the area. We will then have to local agent contact you.

A New Golf Magazine for Sarasota

When golfers come to Sarasota they will find that a new magazine is on the book shelves. Golfing LifeStyle, promoted and developed by Todd Merickle will make its' debut in November of this year and they are looking forward to putting a new slant to an old theme..

Rentals

Sarasota: Call (941) 349-1300

#GR 101 Condo in The Meadows, minutes from The Bobby Jones Golfing Complex 27 holes. This beautiful 2 bedroom, 2 bath condo over looks the heated pool and has a 1 car garage and 2 balconies \$2,800 - \$3,200

Naples: Call (941) 390-0333

#GR 601 Condo in Highland Woods, with 18 hole golf course included, 2 bedrooms, 2 baths and 1 car garage. Golf fees \$25 - \$37 per round. Second floor with nice golf views. \$3,000 - \$3,300.

#GR 602 Condo at Glen Eagle, includes golf 1st floor, 2 bedroom, 2 bath plus den, 1 car garage, \$20 per round \$3,500

(Note: For additional rental information please use the contact number provided and refer to the ID number)

For Sale

Naples:

#GS6601 Villa single family home in Shadow Wood at the Brooks 2 eighteen hole courses 3rd one under construction. 3 bedrooms plus den, great room plan, heated pool, sunset and fairway views \$399,900

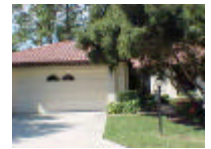
#GS6602 Investment property at Pelican Sound 1st floor 2/2 condo with view of preserve and golf course fully furnished great rental property \$179,900 rents between \$3,600 to \$3,800 per month

Ponte Verdra Beach:

#GS11601 Condo in Sawgrass , 5 minute walk to ocean, 27 hole course, 2 bedroom, 2 bath, 1450 sq. ft., view of golf course and water, furnished \$232,000

Sarasota:

#GS1101 Villa duplex in Woodlands V at Bent Tree, 3 bedroom, 2 bath, 2 car garage with preserve view, 2000sq. ft. small pets, barrel tile roof, great room plan \$215,000



#GS1102 Villa duplex in Whitebridge at University Park, 3 bedroom, 2 bath, 1 car garage, 1606 sq. ft. ideal for winter residence with great view of the golf course fully furnished, small pets \$215,000



#GS11101 Gulf Front Condo, great investment view of Sarasota Bay and Gulf, 2/2 sold turnkey furnished \$699,000

#GS11109 Gulf Front Condo, 1st floor, turnkey furnished with full beach and Gulf view 2/2, also boat dock available \$445,000

