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STAGING YOUR HOME TO SELL QUICKLY

In a competitive market, staging your home can make all the difference in attracting buyers and securing a quick sale. Here's how to make your home shine:

1 **CREATE A WELCOMING FIRST IMPRESSION:**

Start by decluttering and depersonalizing. This helps buyers envision themselves in the space and creates a sense of spaciousness. Pack away excess belongings, clear countertops, and remove personal photos and mementos.

2 **HIGHLIGHT KEY FEATURES:**

Arrange furniture to showcase your home's best features, such as a fireplace, built-in bookshelves, or a spacious kitchen island. Create a Neutral Palette: Paint walls in neutral colors to appeal to a wider range of buyers and create a calming atmosphere.

3 **ADD WARMTH AND PERSONALITY:**

Incorporate soft textures, like throw pillows and blankets, and add pops of color with artwork and accessories.

4 **DON'T FORGET CURB APPEAL:**

Make a great first impression with a well-maintained lawn, blooming flowers, and a welcoming entryway.

April MAINTENANCE CHECKLIST

- ✓ INSPECT OUTDOOR FAUCETS
- ✓ SERVICE LAWNMOWER
- ✓ CLEAN GRILL
- ✓ INSPECT DECK/PATIO
- ✓ CLEAN WINDOWS AND SCREENS

UNDERSTANDING CLOSING COSTS AND THE HOME BUYING PROCESS

Buying a home involves more than just the down payment. Understanding closing costs is essential for budgeting and planning your purchase.

•WHAT ARE CLOSING COSTS?

Closing costs are the fees and expenses paid at the closing of a real estate transaction. They typically include lender fees, appraisal fees, title insurance, and property taxes.

•ESTIMATING CLOSING COSTS:

Closing costs generally range from 2% to 5% of the purchase price. Your lender can provide a more accurate estimate based on your specific loan and the property you're buying.

•NEGOTIATING CLOSING COSTS:

In some cases, you may be able to negotiate with the seller to cover some of the closing costs.

•PREPARING FOR CLOSING:

Gather all necessary documents, such as your pre-approval letter, proof of funds, and identification.

FEATURED LISTING



LISTED AT: \$979,000

2258 PALM AVENUE
SAINT JAMES CITY, FL 33956

 \$478/SQ FT	 2,049 SQFT	 3 BEDS	 2 BATHS
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MARKET UPDATE

APRIL 2024 - APRIL 2025



NEW LISTINGS



SOLD LISTINGS



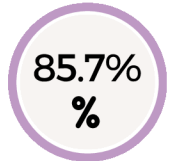
DAYS ON MARKET



AVG. LIST PRICE



PRICE PER SQ FT



SALE PRICE RATIO

pine island LOCAL EVENTS

APRIL 5TH BOBBY HOLLOWAY TOURNAMENT
@ 7:00AM JUG CREEK MARINA

APRIL 12TH EASTER EGG HUNT
@ 9:00AM MATLACHA FLORIDA

APRIL 20TH EASTER BRUNCH
@ 10:00AM MICELI'S RESTAURANT

APRIL 26TH ISLAND MARKET
@ 9:00AM FISHERS OF MEN
LUTHERN CHURCH

STRAWBERRY SHORTCAKE & HOMEMADE BISCUITS

This classic dessert features flaky homemade biscuits topped with juicy strawberries and whipped cream.

INGREDIENTS INCLUDE:

Put, all of the, ingredients, here in this box



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CALL US FOR A FREE MARKET ANALYSIS
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