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**STACI STEVENS**  
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FOR INFO

## THE IMPORTANCE OF A HOME INSPECTION

A home inspection is a crucial step in the home buying process. It provides you with valuable information about the condition of the property and can help you avoid costly surprises down the road. Here's why it's so important:

### IDENTIFY POTENTIAL PROBLEMS:

A qualified home inspector will thoroughly examine the home's structure, systems, and components, identifying any potential issues or repairs needed.

### NEGOTIATE REPAIRS:

If the inspection reveals any significant problems, you can use this information to negotiate repairs with the seller.

### MAKE INFORMED DECISIONS:

The inspection report gives you a clear understanding of the home's condition, allowing you to make an informed decision about whether to proceed with the purchase.

### PEACE OF MIND:

Knowing that your potential new home has been thoroughly inspected can give you peace of mind and confidence in your investment.

## May MAINTENANCE CHECKLIST

- ✓ CLEAN AIR CONDITIONER
- ✓ CLEAN CEILING FANS
- ✓ INSPECT CHIMNEY
- ✓ CHECK FOR PESTS
- ✓ SEAL DRIVEWAY/WALKWAYS

## BEYOND PRICE

### CREATIVE WAYS TO MAKE YOUR HOME STAND OUT

In a competitive market, sellers need to go the extra mile to attract buyers.

#### *Offer Incentives*

Consider offering incentives to sweeten the deal, such as covering closing costs, providing a home warranty, or including appliances.

#### *Highlight Unique Features*

Showcase what makes your home special, whether it's a stunning view, a spacious backyard, or energy-efficient upgrades.

#### *Stage with Style*

Go beyond basic staging and create a lifestyle that buyers aspire to. Highlight hobbies, entertainment spaces, or work-from-home setups.

#### *Market with Flair*

Use high-quality photos, virtual tours, and engaging descriptions to capture attention online.

#### *Be Flexible*

Accommodate buyer schedules and be open to different offer terms to make the transaction smoother.

## STRAWBERRY SPINACH SALAD

This vibrant salad combines fresh spinach, juicy strawberries, crunchy almonds, and a tangy poppy seed dressing.

#### INGREDIENTS INCLUDE:

Fresh spinach, strawberries, almonds, red onion, poppy seed dressing.







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## FEATURED LISTING



LISTED AT: \$889,900

2471 SANIBEL BLVD  
SAINT JAMES CITY, FL 33956

 \$383/SQ FT	 2,325 SQFT	 5 BEDS	 3 BATHS
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## MARKET UPDATE

MAY 2024 - MAY 2025



NEW LISTINGS



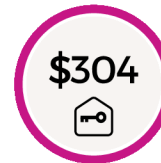
SOLD LISTINGS



DAYS ON MARKET



AVG. LIST PRICE



PRICE PER SQ FT



SALE PRICE RATIO

## *Pine Island* LOCAL EVENTS

MAY 5TH

TEACHER APPRECIATION WEEK  
PINE ISLAND ELEMENTARY

MAY 9TH

COMEDY NIGHT SHOW  
@ 7:30PM YUCATAN WATERFRONT

MAY 14TH

BREAST HEALTH CARAVAN  
@ 12:00PM BEACON OF HOPE

MAY 24TH

FROGGY'S HAWAIIAN PARTY  
@ 8:00PM ST. JAMES CITY

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