

YOUR SANIBEL

December 2016

7 Easy Ways to Jump Into Our Island Community

by Susan McCallion

I often feel there exists two faces of Sanibel. One that our vacationers experience as they enjoy the beaches, nature, and atmosphere we all cherish. The other being the deep sense of island community that is exposed to our residents.

After living here for many years, our island community has become as important to me as our physical amenities.

I encourage our new residents and old-timers alike to get involved so they can more fully enjoy this facet of island life.

Volunteering with an island organization not only helps the cause, but also connects you more deeply within our community. You'll get to meet some amazing people and learn more than you can imagine. Just to get you thinking, I've listed several island organizations to consider.

SCCF

The Sanibel Captiva Conservation Foundation (SCCF) is one acronym I'm sure you've seen on the island. This environmental organization is dedicated to preserving our island's unique and precious habitats and resources. You can get involved by joining the Native Plant Walks, the Butterfly House, and a new program titled, "Making the Land Work." For those of you with green-thumbs, volunteering at the SCCF Native Landscapes and Garden Center is right up your alley! Contact SCCF at (239) 472-2329 or sccf.org.

CROW

"CROW" stands for the Center for the Rehabilitation of Wildlife. I've visited CROW and called them for wildlife advice quite a few times. In fact, I recently brought in a huge (35 pound!) soft shelled turtle that I found injured. Located

just before the Sanibel School, CROW is the island's home for wildlife rehabilitation, research and education. Volunteers are needed for feeding, cage cleaning, rescues, releases and much more. Contact CROW at 239-472-3644 or CrowClinic.org.

F.I.S.H. OF SANCAP

"Neighbors helping neighbors" is the focus of F.I.S.H., one of the island's fantastic non-profit organizations providing a helping hand to those living, working or visiting Sanibel and Captiva Island. Volunteers not only help at the F.I.S.H. Walk-In Center, but also get involved in services provided throughout the community. If you're a "people person," like me, you'll enjoy these personal experiences and the chance to lend a helping hand. Contact F.I.S.H. at 239-472-4775 or FISHatSanCap.org.

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SCCF Garden Center Volunteer

Photo courtesy of David Staver, Santiva Chronicle

SANIBEL EVENTS



Christmas Eve Beach Service

Lighthouse Beach
December 24, 2016
5:30 - 6:30p.m.



See The Full Sanibel Event Calendar on Page 4

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How's the Sanibel Real Estate Market?

The real estate market on Sanibel Island continues to hold strong nearing the end of 2016. Turn to page 2 to see what homes have sold recently, how quickly and

for what price. You can also see how your home compares to the homes down the street from you. ■

CONTINUED ON PAGE 2

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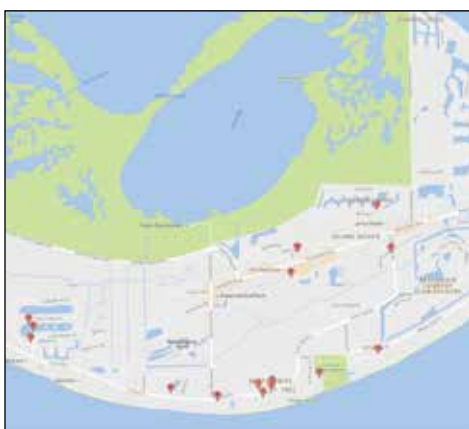
Island Sales - August, September, October 2016



CAPTIVA ISLAND									
	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	BAYSIDE VILLAS	5302 Bayside Villas #5302	3	3	1578	111	07/28/2016	\$629,900	\$602,500
	BEACH VILLAS	2416 Beach Villas #2416	1	1	687	336	09/22/2016	\$519,000	\$507,000
	CAPTIVA BAY VILLAS	15067 Captiva Dr #B	3	3	2628	396	08/16/2016	\$1,875,000	\$1,705,000
	TENNIS VILLAS	3231 Tennis Villas #3231	2	2	906	95	07/15/2016	\$405,000	\$395,000
MULTI FAMILY	METES AND BOUNDS	16790 Captiva Dr	5	5	3620	261	08/17/2016	\$5,250,000	\$5,000,000
SINGLE FAMILY	CAPTIVA BEACH	11523 Wightman Ln	4	4	2307	648	09/30/2016	\$1,949,000	\$1,820,000
	METES AND BOUNDS	17130 Captiva Dr	4	4	2872	399	08/01/2016	\$3,998,000	\$3,400,000
	SUNSET CAPTIVA	35 Sea Hibiscus Ct	3	2	2140	160	09/08/2016	\$950,000	\$925,000
	SUNSET CAPTIVA	57 Sandpiper Ct	2	2	2136	282	08/12/2016	\$885,000	\$830,000
	TARPON BAY	11530 Paige Ct	4	5	4385	616	08/25/2016	\$3,585,000	\$3,299,000



SANIBEL ISLAND - EAST									
	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
1/2 DUPLEX	DUNES SANIBEL	1635 Sand Castle Rd	3	2	1234	208	08/29/2016	\$464,000	\$435,000
CONDOS	CASA BLANCA OF SANIBEL	312 Periwinkle Way #6	1	1	750	1445	08/01/2016	\$250,000	\$248,000
	COLONNADES	409 E Gulf Dr #C8	1	1	600	78	08/22/2016	\$229,000	\$218,500
	LIGHTHOUSE POINT	200 Periwinkle Way #122	2	2	1565	100	08/22/2016	\$499,000	\$470,000
	LOGGERHEAD CAY	979 E Gulf Dr #462	2	2	1235	107	09/30/2016	\$539,000	\$505,000
	LOGGERHEAD CAY	979 East Gulf Dr #331	2	2	1235	343	09/30/2016	\$499,000	\$495,000
	SANDDOLLAR	1795 Middle Gulf Dr #C101	2	2	1304	1642	08/05/2016	\$870,000	\$837,500
	SANIBEL ARMS WEST	827 E Gulf Dr #H-1	2	2	1260	1001	08/18/2016	\$529,000	\$510,000
	SANIBEL MOORINGS	845 East Gulf Dr #1542	3	2	0	110	09/26/2016	\$750,000	\$750,000
	SANIBEL MOORINGS	845 E Gulf Dr #421	2	2	912	46	07/07/2016	\$449,000	\$449,000
	SUNDIAL EAST	1401 Middle Gulf Dr #M301	2	2	1519	187	07/28/2016	\$749,000	\$675,000
	SUNDIAL WEST	1501 Middle Gulf Dr #A205	2	2	1042	199	09/23/2016	\$829,000	\$789,500
	SUNDIAL WEST	1501 Middle Gulf Dr #A203	1	1	778	59	08/26/2016	\$724,500	\$700,000
	SURFSIDE 12	585 E Gulf Dr #B1	3	2	1670	303	09/28/2016	\$899,000	\$862,250
SINGLE FAMILY	ANCHORS AWEIGH	760 Windlass Way	3	3	2238	359	08/17/2016	\$979,000	\$924,000
	BEACHVIEW CC ESTATES	1317 Eagle Run Dr	4	3	3647	296	07/14/2016	\$1,195,000	\$1,075,000
	BEACHVIEW CC ESTATES	739 Pyrula Ave	3	3	2360	175	08/08/2016	\$1,245,000	\$1,050,000
	DUNES SANIBEL	1487 Sand Castle Rd	3	2	2414	155	07/28/2016	\$799,000	\$758,000
	DUNES SANIBEL	975 Sand Castle Rd	3	2	1868	153	08/30/2016	\$769,000	\$706,000
	SANIBEL ESTATES	923 S Yachtsman Dr	3	2	2017	188	09/14/2016	\$867,000	\$849,000
	SANIBEL HARBOURS	1245 Isabel Dr	3	3	2565	207	07/01/2016	\$1,548,000	\$1,500,125
	SANIBEL HARBOURS	1230 Bay Dr	3	3	2500	0	08/18/2016	\$1,495,000	\$1,380,000
	SANIBEL ISLES	1520 Angel Dr	4	3	3052	366	08/22/2016	\$1,279,000	\$1,150,000
	SANIBEL SHORES	726 Cardium St	3	3	1800	99	08/10/2016	\$775,000	\$745,000
	SHELL HARBOR	774 Sand Dollar Dr	3	2	2119	25	09/26/2016	\$1,300,000	\$1,225,000
	SHELL HARBOR	824 Limpet Dr	3	3	1940	147	07/29/2016	\$1,395,000	\$1,225,000
	SHELL HARBOR	823 Limpet Dr	3	2	1936	0	08/31/2016	\$1,180,000	\$1,180,000
	SHELL HARBOR	841 Lindgren Blvd	2	2	1181	0	07/01/2016	\$899,000	\$885,000



SANIBEL ISLAND - MID									
	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	ISLAND BEACH CLUB	2265 W Gulf Dr #210B	2	2	1350	65	09/01/2016	\$589,000	\$584,150
	OCEANS REACH	2230 Camino Del Mar Dr #1A1	2	2	930	160	08/22/2016	\$999,900	\$915,000
	SEALOFT VILLAGE	1799 Middle Gulf Dr #106	2	2	1520	108	08/01/2016	\$599,000	\$570,000
	TARPON BEACH	2475 W Gulf Dr #201	2	2	1185	52	08/04/2016	\$745,000	\$715,000
	VILLA SANIBEL	2321 West Gulf Dr #1B	2	2	1079	366	09/09/2016	\$595,000	\$535,000
SINGLE FAMILY	BUTTERKNIFE	2251 Starfish Ln.	4	3	2955	97	08/30/2016	\$1,295,000	\$1,189,000
	BUTTERKNIFE	2311 Starfish Ln	4	3	2507	150	08/05/2016	\$1,249,000	\$1,150,000
	GUMBO LIMBO	9475 Beverly Ln	3	2	1646	188	08/01/2016	\$529,500	\$492,500
	LAGOON ESTATES	1702 Sand Pebble Way	3	2	0	475	07/18/2016	\$535,000	\$500,000
	LAKE MUREX	421 Lake Murex Cir	3	2	2071	94	09/12/2016	\$829,000	\$800,000
	LAKE MUREX	645 Lake Murex Cir	3	2	1658	106	07/05/2016	\$789,000	\$780,000
	LAKE MUREX	3335 Twin Lakes Ln	3	2	1892	302	08/01/2016	\$779,000	\$751,500
	METES AND BOUNDS	2115 Sunset Cir	3	2	1299	156	08/17/2016	\$459,000	\$433,000
	PERIWINKLE PINES1	2150 Egret Cir	3	2	1556	51	07/15/2016	\$489,000	\$479,000
	SEAGULL ESTATES	242 Christofer Ct	3	2	1964	58	08/04/2016	\$729,000	\$715,000



SANIBEL ISLAND - WEST									
	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	BLIND PASS	5117 Sea Bell Rd #A102	2	2	1237	595	08/01/2016	\$399,000	\$385,000
	HERON AT THE SANCTUARY II	5663 Baltusrol Ct #2B	3	3	2465	181	07/22/2016	\$665,000	\$645,000
	IBIS AT THE SANCTUARY	5789 Baltusrol Ct #302	2	2	1356	103	09/08/2016	\$485,000	\$460,000
SINGLE FAMILY	CHATEAUX SUR MER	4737 Rue Belle Mer	3	2	2035	36	08/01/2016	\$629,900	\$629,900
	DEL SEGA	6491 Sanibel Captiva Rd	2	2	876	242	07/29/2016	\$1,795,000	\$1,450,000
	GULF PINES	4353 Gulf Pines Dr	3	2	2473	152	07/18/2016	\$1,479,000	\$1,355,000
	GULF SHORES	4440 Waters Edge Ln	3	3	2191	252	09/09/2016	\$1,290,000	\$1,290,000
	LOS COLONY	2407 Shop Rd	3	1	1116	71	07/13/2016	\$349,000	\$330,000
	METES AND BOUNDS	4257 W Gulf Dr	4	4	4304	0	08/31/2016	\$4,495,000	\$4,225,000
	METES AND BOUNDS	5131 Sanibel Captiva Rd	2	2	1170	266	07/29/2016	\$465,000	\$445,000
	ROCKS EAST	676 Emeril Court	3	2	1406	178	07/28/2016	\$729,900	\$729,900

Data is taken from the Sanibel and Captiva Islands MLS and represents the number of homes sold during the months of August, September and October, 2016.



Should I Have a Home Inspection Before I List My Home?

Q: Dear Susan, I am getting ready to list my home very soon and I wanted to know if I should get a pre-inspection prior to putting it on the market. A friend of mine recently sold her house without this and the final inspection proved to be very costly. While I know my home is in good condition, I do not want to be in the same bind as my friend. When she went through her inspection, she says they found things in places she never thought to look. Before I meet with my agent, should I push for an inspection right away to avoid any unforeseen surprises?

*Thank you,
Valentina*

A: Dear Valentina, Thank you for your excellent question! You may be surprised to know that this topic comes up a lot in real estate. There are conflicting answers depending on whom you ask. Some agents are inclined to be proactive and say yes; others might urge you to only do so if you can financially afford it. Here are a few reasons to consider a pre-inspection:

MONEY:

Having your finances in order before you delve into the process of selling your home is very crucial. With that said, it is equally important to financially plan any repairs you may

need should you decide on a pre-inspection. If done responsibly, a pre-inspection can save you money in the long run. Keep in mind that the inspection can also result in an unfavorable outcome. For example, serious issues such as foundation, mold, gas leaks and water damage can be a deal breaker. Unless you have a buyer who likes a "fixer upper", you will have to foot the bill. So, make sure you are financially prepared.

SPEEDING UP THE PROCESS:

Perhaps the best part of getting a pre-inspection is the possibility of expediting the sale. While this is not always the case, identifying the issues before you list and making the appropriate repairs can

alleviate any negotiation challenges that may arise. A buyer is likely to put an offer on a home that is move-in ready.

YOU WILL FEEL BETTER

Let's face it; putting your home on the market can be a difficult task. Between all the planning, finding the right agent and relocation, you will have your hands full. It would save you time and money to get a pre-inspection provided you can financially commit to the repairs needed. Be sure to hire an agent that can help with this process. Once all repairs are complete, your home will have a competitive edge when it officially comes on the market.

Thank you Valentina for your question. I hope this

helps. If you have any further questions, do not hesitate to give me a call. I'm happy to help! ■



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EVENTS

what's happening on Sanibel Island

DEC 1 A Christmas Carol
*Show Times Vary

BIG ARTS, Strauss Theater
Playing through December 23,
A Christmas Carol is a lovely
adaptation of Charles Dickens'
classic by Christopher Schario
with traditional English folk tunes
and fiddle.

DEC 2 Sanibel Luminary
Festival
5:30-9:00 pm

"Holiday Stroll" is the theme of
this year's Luminary night. There
will be no trolley service, but you
are encouraged to stroll along
the bike path, visiting island
businesses and organizations.

DEC 3 Captiva
Luminary Festival
5:30-9:00 pm

Luminary night is a community-
wide holiday event that brings
together residents, visitors,
businesses and organizations,
promoting goodwill and
community spirit.

DEC 6 BIG ARTS Chorus
Holiday Concert
7:00-9:00 pm
BIG ARTS, Schein Hall

BIG ARTS Community Chorus
presents an annual holiday
tradition and a great way to
celebrate the songs of the season.

DEC 9-10 South Seas Resort
Holiday Stroll
6:00-9:00 pm
South Seas Island Resort, Captiva

Families are invited for a
breathtaking display of holiday
lights and family activities each
Friday & Saturday evening in
December through the 24th.

DEC 17 BIG ARTS Concert
Band Holiday Program
7:00-9:00 pm
BIG ARTS, Schein Hall

Let the BIG ARTS Concert Band
help you get into the joyous mood
of the holidays! Another BIG
ARTS annual community event
and a perennial, sell-out favorite.

DEC 17 Captiva Golf
Cart Parade
3:30-5:30 pm
South Seas Island Resort, Captiva

Now in its 7th season, the golf
cart parade features nearly 50
decorated golf carts with "over
the top" displays of holiday spirit.
Watch the parade down Captiva
Drive and vote for your favorite.

DEC 18 Community Carol Sing
6:00-7:00 pm
Chapel By The Sea, Captiva

Get into the holiday spirit with
this old-fashioned Captiva Island
traditional event. Bring your
friends and family and sing along
to your favorite holiday songs.



DEC 24-25 Christmas Eve/Day
Services By Church:

Captiva Chapel By The Sea

Christmas Eve Service, 6:30 pm
Christmas Day Service, 11:00 am

Sanibel Community Church

Christmas Eve Services, 4:00 pm,
6:00pm & 8:00 pm
Christmas Day Services,
9:00 am & 11:00am

Sanibel Congregational United Church of Christ

Christmas Eve Beach Service,
5:30-6:30 pm
Christmas Eve Traditional Service,
9:00-10:00 pm

St. Michael and All Angels Episcopal Church

Christmas Eve Children's Service,
5:00-6:30 pm
Christmas Eve Traditional Service,
8:00-9:00 pm
Christmas Day Service,
10:00-11:00 am

St. Isabel Catholic Church

Christmas Eve Masses,
5:00 pm & 10:00 pm
Christmas Day Mass, 10:30 am

For a complete list of events, visit www.YourSanibel.com

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SANIBEL HOLIDAY EXCITEMENT



by Jim McCallion

The bright multitude reflected in her eyes, wide with wonder, pupils dark. Riding with her brother and sister and I, looking back, pulling the wagon. For the younger two, everything was still new. But at eight, Emily remembered Christmas well.

So, it was in her delight I most relished. Strolling under the thousand lights swaying in the branches against dark skies, the fresh (still warm) air and quiet hush struck us with its stark contrast from the city. Not Loud. Not Gaudy. Not Crowded. And, watching it mirrored in the eyes of our children, pulling that now rusted wagon down the luminary lined path, it was new again to me. This memory, our first Island Christmas, I hold near my heart.

I am admittedly prone to sappiness. Fortunately, for those near, I generally keep it to myself. But



our first holiday season on Sanibel confirmed that Susan and I made the right decision (our best) by uprooting ourselves to raise our children on Sanibel Island.

Ever since that luminary night, Susan and I make sure to enjoy the Christmas traditions on Sanibel and Captiva with our family. We have never missed Sanibel Luminary (even the time it was cold and rainy).

And now, we enjoy luminary night from our

McCallion & McCallion office along Periwinkle Way. In fact, we'd love to see you stop by for refreshments, treats and music!

Aside from luminary night, our kids enjoy the tree lighting countdown and fireworks at Tween Waters Resort. They get to run on the beach with friends, eat, sing carols, see Santa, then back to the beach to watch a fabulous fireworks display. What's not to love?

On Christmas Eve, we go to the beach with our chairs and snacks. Then we listen to the Christmas Story retold, singing traditional hymns and holding candles with hundreds of others as the sun sets.

If you are so fortunate to be on Sanibel during the holidays, make sure to go out and enjoy what our wonderful community offers. ■

About the Author: Jim McCallion Island Resident and Broker of McCallion & McCallion Realty.

PROFITING

Get Involved (continued from page 1)



F.I.S.H. Volunteers Checking In
Photo courtesy of F.I.S.H. of SanCap

BIG ARTS

Sanibel's center for the arts, BIG ARTS and Herb Strauss Theater, have been providing cultural enrichment on the islands for years and years. Besides hosting a plethora of performances and visual arts events, BIG ARTS also participates in community educational classes and workshops, including painting, music, jewelry-making, and more! Volunteers of BIG ARTS help make the experience one to remember. Help is needed for performances, as well as everyday office management and helping

with workshop registration. My kids enjoy participating and performing at BIG ARTS, and none of it would be possible without the help of volunteers like you and me! Contact BIG ARTS at 239-395-0900 or BigArts.org.

HISTORICAL MUSEUM AND VILLAGE

The Sanibel Historical Museum and Village is perfect for my history buffs out there! Don't worry, you don't have to be a native of the islands to volunteer at the Historical Village. In fact, they

have a great training program for Winter Docent's where you'll learn A TON of information about the Island's history. Visit the Historical Museum and Village website to view the Docent Handbook and see what it's all about. Contact the Sanibel Historical Museum at (239) 472-4648 or SanibelMuseum.org.

BAILEY-MATTHEWS NATIONAL SHELL MUSEUM

Like Seashells? You can share your love for shells by volunteering at the National Shell Museum. Volunteer positions include helping with the exhibits, education, and the gift shop. Students grades 6-12 can volunteer as junior exhibit docents! But that's not all, the Shell Museum just started an exciting program called "Shell Ambassadors," where you get to hit the beaches with your "Shell Ambassador" t-shirt, chat with beach-goers and answer any shelling questions they might have. Contact the Shell Museum at 239-395-2233 or ShellMuseum.org.

SANIBEL CHURCHES

Last, but certainly not least, there are several churches on the Island that need the work of volunteers. Giving your time in this manner can be one of the best ways to meet other island residents and

welcome visitors to our wonderful community.

Of course, this list is far from complete! There are many more organizations on the islands that offer volunteer opportunities. We'd love for you to share any that we have not mentioned, so we can add them to our list. Feel free to call me at (239) 472-1950 or email me

at susan@mccallionrealty.com with your additions.

So what are you waiting for? Get out there and enjoy yourself while volunteering on Sanibel and Captiva Islands! ■

About the Author: Susan McCallion Island Resident and Broker of McCallion & McCallion Realty.



Shell Ambassador Chatting With Beach Goers
Photo courtesy of Melanie Moraga, Shell Museum

SUPERIOR DESIGN, SUPERIOR FUNCTIONALITY

by BPT

Incorporating style and sophistication is becoming a standard in today's modern homes. As the center of activity and entertaining, the kitchen is the room to truly "wow" guests with elevated design choices that don't compromise the space's necessary functionality. From countertops to fixtures, a modern kitchen is designed with the home chef in mind and should seamlessly integrate purpose and style:

BEYOND GRANITE

Long considered the hallmark of a luxury kitchen, granite has been widely chosen for its aesthetic appeal and rugged durability; however, homeowners looking to break from the standard have a range of alternate materials from which to choose. Crisp marbles infuse a room with a clean, stately charm while having the benefit of being cool to the touch, perfect for the home baker. On the warmer end of the spectrum, butcher block countertops bring in a more relaxed vibe and will withstand rigorous use by the serious home chef. For something a bit out of the norm, soapstone and concrete are dependable surfaces that will patina over time.

ON DISPLAY

Open shelving in the kitchen ensures the most used items are within reach while simultaneously

delivering an airy feel. Customized to fit any space, these shelves effortlessly draw the eye to perfectly-organized dishes, cookware or dry goods. Complemented by a sophisticated backsplash, unique shelving materials such as galvanized iron or reclaimed wood can transform the kitchen into an industrially-inspired space, while floating shelves in white oak or black walnut provide a more contemporary note.

TECHNOLOGY THAT SIMPLIFIES

From appliances to faucets, kitchen tools are becoming increasingly high-tech. Intuitive applications that anticipate needs and increase functionality without sacrificing design are must-haves in the modern kitchen. The single-handle Articulating Kitchen Faucet with SmartTouch Technology by Brizo combines a jointed arm that allows the spray wand to be positioned virtually anywhere around the sink with the brand's signature touch technology, allowing water activation with just a simple tap anywhere on the faucet base, handle or arm for maximum flexibility and functionality.

SOPHISTICATED STORAGE

As kitchens become the de facto entertaining environment in the modern home, it is increasingly important to incorporate elements to keep clutter at bay. Thoughtful storage solutions are critical to both

the visual style and utilitarian design in the home chef's kitchen. Maximizing spaces in key work areas for items like spices, knives and even small appliances, improves efficiency while minimizing countertop clutter. ■

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6 SIMPLE WAYS TO FRESHEN YOUR HOME INSIDE AND OUT

by BPT

Looking for some easy ways to breathe new life into your home? Whether it's the air inside or the decor itself, freshening things up can make your home look and feel more welcoming at any time of year. You don't need a lot of time or money to reinvigorate your home; just a few simple and affordable, yet high-impact DIY projects will do the trick.

Here are a few projects you can easily accomplish in a single weekend:

PAINT AN ACCENT WALL, TRIM OR CEILING

Decorators often say painting is one of the easiest and most affordable ways to freshen your home's appearance. You don't have to redo an entire room in order to leverage the freshening power of paint. Simply painting a single accent wall for a pop of color, using paint to create graphic wall art, or repainting the trim or ceiling will create a whole new look. If you're looking for inspiration

or simple solutions to help seamlessly transform your space, Dutch Boy Paint offers unique project ideas and easy-to-follow how-tos that will make the process a breeze.

Choosing the right paint for the job can also ensure the painting project is a breeze, from start to finish. Dutch Boy Refresh paint + primer with Arm & Hammer odor Eliminating Technology, eliminates the need for a separate primer. It saves time since you don't have to take that extra step of priming first. Plus, it's great for reducing common household odors. Refresh paint is a perfect choice for laundry rooms, bathrooms, kitchens, mudrooms and even kids rooms. It gives you added assurance that your home will smell fresh and clean.

DON'T FORGET ABOUT YOUR FURRY FAMILY MEMBERS

You may love your pets, but the truth is they can contribute to a stuffy atmosphere in your home. Wash pet bedding, litter boxes and cloth toys regularly.

Contain pet clutter by placing your pup's or kitty's toys in a pretty basket where he or she can reach them.

ADD SOME INDOOR GREENS

Plants not only make a room look bright and homey,

their ability to filter carbon dioxide and other airborne pollutants can help make your home smell fresher, too.

GIVE YOUR KITCHEN SOME TLC

Like most, you probably spend a lot of time in your

kitchen. However, you don't need to do a complete makeover to give your kitchen a fresh look. Start by decluttering countertops and dropping some lemon rinds down the garbage disposal. Next, replace dated cabinet hardware with new handles, knobs and pulls. Adding in a faucet in a contemporary finish will go a long way too; as a focal point of the kitchen, it will help tie everything together in a subtle way.

UPGRADE YOUR ENTRYWAY

The front door is one of the first things visitors notice. If yours is old, worn and outdated, replacing it with a new one can be an easy, cost-effective way to improve the appearance of your home's exterior. Even if your door is in good shape, painting it a bright, appealing color can make your home's facade look fresher and more inviting. Be sure to use a paint formulated for doors, such as Dutch Boy Cabinet, Door & Trim paint. Add decorative lighting fixtures like sconces or a hanging light, dress up front

steps with potted flowers and wash sidelights and windows around the entry.

SOME SOURCES OF STUFFINESS MAY SURPRISE YOU

That old shower curtain not only makes your bathroom look shabby, it can detract from the air quality in the room as mildew builds up over time. Replace old shower curtains with something bright and appealing, and be sure to clean the grate on the bathroom vent fan. Stuffiness hides in the laundry room, too. Cleaning dryer vents and the washing machine regularly, and keeping laundry items and accessories organized can help make even a small laundry area feel fresh.

Freshening around the home doesn't have to be a seasonal project. With a few simple steps, you can create a new look and feel in and around your home at any time of year. For more on these products and inspiration for your next paint project, visit www.dutchboy.com. ■

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Stuck on style?

GO!
BOHO!



by Kathryn Weber

There's an abundance of home design styles to choose from when decorating, including formal, contemporary, Provencal and Asian. But what if no particular style best describes your taste? Then you might be boho, an abbreviation of the word bohemian. Boho style incorporates a worldly essence and has a dash of hippie thrown in, but that doesn't mean it can't be sophisticated too. If you're tired of being painted into a decorative corner, maybe boho should be your style.

BOHO HALLMARKS

If boho were described as any other style, that word might be eclectic. Boho homes reflect a diversity of taste that is both unrestrained by rigid rules and often looks acquired or collected. Travel

and exoticism mark a boho style, and it's where you'll find an Asian chest with a Moroccan rug hung behind it. Yet, it's that disparate look that's so alluring. Sometimes the boho look is an assembly of curated items, carefully chosen for their unique qualities. Other times, it is collected through travels in exotic and remote destinations.

PULLING IT OFF

It's easy to panic at the thought of mixing wildly diverse designs or putting multiple patterns together, and that's understandable. One of the chief concerns of going for a boho look in your home is appearing hodgepodge, but those worries go away by following some simple design guidelines.

Mixing patterns is what makes the boho look so appealing. To do it effectively, look for colors in patterns



Look for colors in patterns that have a connection to one another, such as tan, orange or blue.

that have a connection to one another, such as tan, orange or blue. Adding that color to the walls creates a background that is unifying but also allows the items to stand out.

BOHO CULTURE

Creating your boho look doesn't come with a prescribed set of rules, so if there's a type of boho that appeals to you there's

nothing to stop you from creating your own distinct look. Boho isn't defined by any particular style but it can have a leaning, say natural with strong elements of plants, rustic wood and earthy furniture. It can be '70s Hippie with a focus on your record collection, Paris flea market with a melange of fabrics and mix of gilded furniture, or Moroccan with an emphasis on cushions, day beds and overlapping carpets. Almost any style can be done with a boho edge, so if one of those styles appeals to you, you can recreate it in boho fashion.

FINISHING TOUCHES

Details are a very important part of the boho aesthetic. The fringed lamp in your grandmother's attic is perfectly at home in a boho living room, and the antique opium pipe you found at the flea market makes the perfect

item to put on a side table or bookshelf.

Using items that are surprising or that have a story are just as home in boho style as an overabundance of both pattern and frippery. Finish out any room in an array of pillows in a variety of sizes and your boho room is ready for the world, and yet, a world unto itself. ■

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PROFITING

7 Things You Must Know

Before Putting Your Sanibel Home Up for Sale

Sanibel – A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money.

This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of homesellers don't get what they want for their homes and become disillusioned and —worse— financially disadvantaged when they put their homes on the market.

As this report uncovers, most homesellers make 7 deadly mistakes that cost them lit-

erally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable. In answer to this issue, industry insiders have prepared a free special report entitled, "The 9 Step System to Get Your Home Sold Fast and For Top Dollar."

To order a FREE Special Report, visit www.7costlyerrors.com or to hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-800-298-9845 and enter 1114. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to find out how you can get the most money for your home. ■



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GIVE YOUR HOME THE LUXURY OF

GENUINE ART

by Kathryn Weber

When artwork by famous masters comes to auction, the prices can be staggering and into the hundreds of millions—well past the budgets of the average homeowner. Yet nothing shows that you have arrived

in life quite as impressively as genuine artwork. While the array of framed prints and canvases available at home stores is ever increasing, they're no replacement for genuine artwork created by an artist and not a machine. This type of artwork adds depth to your living space and

helps define your style. Real art does come in affordable options, too, and finding something that reflects your

style and taste doesn't have to be out of reach.

that is in a similar style but considerably less expensive.

GET PERSONAL

One of the greatest treasures of travel is the ability to purchase artwork that is affordable and genuinely hand-painted or hand-crafted. A trip to San Miguel de Allende, Mexico, can turn up beautifully painted oil canvases of saints or stunning landscapes for as little as \$25. If you're traveling, look for items (especially canvases and tapestries) that can be rolled up and packed easily in your luggage. On top of having a hand-crafted piece of artwork, you'll also have a treasured memento that brings back memories every day.

If walking into a gallery is intimidating, try an online gallery such as Ugallery.com or Zatista.com that features a variety of styles and artists. Look to Artspace.com for contemporary pieces. There is also Etsy and eBay, which offer a smorgasbord of artistic offerings.

CREATE ART

Artwork doesn't have to be a painting, either. Artwork can come in a variety of styles and mediums. It could be an assembly of farming implements over a brick fireplace, or a chandelier created from an arrangement of repurposed items you've found around the house. Look at your own history, too, for options that are suitable as artwork.

BUY LOCAL

Many local artists are featured in small galleries. Don't be put off by entering an art gallery, because many in picturesque locations often feature affordable local artists. These artists that you find at shore, coast or mountain towns are simply unrecognized treasures, and because they are, their prices are often more affordable. Some of the more well-known artists often have proteges who teach their style. Picking up a piece of artwork by a protege of a more famous artist can net you a work

Think like a museum, which often takes the simplest items and presents them in a way that makes them appear like pieces of artwork. Frame a document or news clipping from a distant relative, add a rod to a Kimono you brought home from a trip to Japan and hang it on a wall, or place an item such as an antique typewriter on a pedestal. It's an instant conversation piece and a one-of-a-kind item only you have. ■

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While the array of framed prints and canvases available at home stores is ever increasing, they're no replacement for genuine artwork created by an artist and not a machine.



SPOTTING

WOLFGANG PUCK

Retro appetizer proves everything old is new again

Serves 4. In a large pot, combine the wine, vermouth, oregano and red pepper flakes. Bring to a boil over high heat. Add the clams. Cover and cook until the clams open, 5 to 7 minutes. Remove from the heat. Uncover and leave to cool.

Drizzle 2 tablespoons olive oil in a medium skillet over medium-high heat. Add the bacon and saute until crisp. With a slotted spoon, transfer to paper towels to drain. Pour off some of the fat, leaving a thin, even coating in the skillet. Add the shallots and butter and saute until translucent, about 3 minutes. Add the bell pepper and saute briefly.

Add 1/2 cup to 3/4 cup (125 mL to 185 mL) of the clam cooking juices to the skillet. Simmer, stirring occasionally, until the mixture thickens, 3 to 5 minutes. Stir in the bacon. Transfer to a bowl to cool. Stir in the Espelette pepper or cayenne, most of the breadcrumbs and Parmesan, the chopped herbs, 1 to 2 tablespoons more olive oil, and salt and pepper, adding more of the crumbs, Parmesan, and oil to achieve a light yet firm and moist consistency.

Line a rimmed baking sheet with a 1/4-inch (6-mm) layer of kosher salt. One clam at a time, twist off and discard the top shells. With a teaspoon, detach the meat from the bottom shell. With the spoon, mound and pack the filling over the clam meat in each shell half. Nestle in the salt.

Position a rack at the top of the oven and preheat to 500 F. Bake the clams until the filling is heated through, crisp, and golden-brown, 5 to 8 minutes.

Garnish with lemon wedges, sprinkle herbs over the clams and serve. For a more impressive presentation, spread a 1/4-inch (6-mm) layer of kosher salt on a serving platter large enough to hold all the clams. Then carefully nestle the clams in the salt before garnishing with the lemon wedges and herbs. ■

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CLAMS CASINO

INGREDIENTS

- 1/2 cup (125 mL) dry white wine
- 1/2 cup (125 mL) dry vermouth
- 1 sprig fresh oregano
- Pinch crushed red pepper flakes
- 20 fresh clams, such as Littleneck or Cherrystone, scrubbed clean under cold running water
- 4 tablespoons extra-virgin olive oil
- 2 slices applewood-smoked bacon
- 1/2 cup (125 mL) finely chopped shallots
- 1 tablespoon unsalted butter
- 1/2 cup (125 mL) finely diced red bell pepper(s)
- Pinch Espelette pepper or cayenne pepper
- 3/4 to 1 cup (185 to 250 mL) coarse dry breadcrumbs, such as panko
- 1/4 to 1/2 cup (60 to 125 mL) freshly grated Parmesan cheese
- 1/4 cup (60 mL) chopped fresh herbs such as Italian parsley, chives and tarragon, plus extra for garnish

Kosher salt

- Freshly ground black pepper
- 1 large lemon, cut into 6 wedges



YOUR MONEY

ANY NUMBER OF ISSUES CAN KILL A DEAL BETWEEN BUYER AND SELLER

by Ilyce Glink and Samuel J. Tamkin

Q: This past summer, we put an out of state condo up for sale. We've owned it for 15 years and use it about three or four months a year. We listed it for \$100,000?

On the day after listing we got an offer for \$98,000. The buyer also had a pre-qualifying letter from a lender, and the buyer wanted to close within 30 days. There were some "bumps" along the way due to the buyer's failure to deliver some required documentation in a timely manner. In the meantime, the buyer posted a picture of the condo as his profile picture on Facebook and changed his address to the condo.

Our agent said because of the delays we'd have to move closing back a week. On the Friday before our closing, our agent's assistant sent us a message that the last of his paperwork had been submitted. But the following Monday morning the agent called and said he'd made purchases and his loan was denied. In the meantime, we'd gone through enormous efforts to get the majority of our furniture, etc. to an auction house and of course what we got for it was not a whole lot. That's probably to be expected, but I did lose some items that we could have sold on our own had we had more time.

An agent here told me that "pre-qualifying" letters mean nothing. A friend said her son was buying a first house and the agent "read him the riot act" and told him not to purchase a single thing prior to closing. I'd never heard of this situation before.

A: You may have not heard about this situation before, but it's quite common. These days, a pre-qualification letter or a pre-approval letter is quite meaningless. There's a huge difference between a pre-qualification or pre-approval letter and an "approval" letter or a "clear to close letter."

What is a pre-qualification letter? The lender does a preliminary look at some very basic information for the buyer, crunches some preliminary numbers and writes up a pre-qualification or pre-approval letter. If you look at the letter, you'll see that the letter has a bunch of qualifications, limitations and conditions under which the loan may be denied. The pre-qualification letter might say that the letter is conditioned on the borrower meeting the lender's underwriting guidelines, that the borrower's credit information checks out, that the verification of employment come back in good shape, that the property appraises out, or that there aren't any credit issues that

affect the borrower.

Any one of those issues can kill a deal. In fact, you really don't know that the buyer has his or her financing in place until the lender gives a "clear-to-close" letter. This letter tells the buyer and the seller, if the seller sees it, that the lender has cleared all the hurdles necessary to get ready for a closing and is prepared to fund the loan for the purchase of the seller's property.

Frequently, a buyer will receive a loan commitment letter about 30 to 45 days after applying for a loan. That commitment letter will be a much more reliable indicator of the buyer's ability to close on the home. Unlike the pre-qualification or pre-approval letter, the commitment letter will indicate that the borrower has submitted just about all the information necessary to obtain the loan, the lender has (or should have) obtained an appraisal for the property and the borrower's credit has checked out. To the extent information is missing or there are issues that need to be cleaned up, the commitment letter will have certain conditions that will need to be taken care of by the borrower or the bank.

"You really don't know that the buyer has his or her financing in place until the lender gives a 'clear-to-close' letter."

Once all of those conditions are cleared, the lender can issue the clear to close letter.

We're quite skeptical when we see a borrower says he or she can close within 30 days of contract. That 30 day schedule is quite aggressive. We're not saying that lenders can't get it done,

but we rarely see borrowers sign a contract, apply for a mortgage, get the loan approved and close within 30 days of the signing of the contract. You should know that buyers will frequently try to give a seller the impression that they are eager to buy a home and that they want to close as soon as possible. However, unless that buyer has the cash on hand to close,

you generally can't rely on that buyer to actually close within 30 days.

You know that you're taking a risk with a buyer when you have to take actions to accommodate the buyer's schedule (to your detriment) without the buyer risking much. We mean that if the buyer has put up some money under the contract but that money is not at risk, you have more to lose than the buyer—as you have learned. Contracts generally contain a clause that gives the buyer the right to walk from a deal if the buyer is unable to get his or her financing. If they can't get financing, they get the money they put down under the contract back. The contract may detail how the buyer gives notice of their failure to get financing and if they follow the contract, they can get their money back and cancel the deal.

In your situation, you should have insisted that you would not close on the sale of your home until your buyer gave you two or three weeks' notice of the closing date and the buyer had received either a commitment for the loan with conditions that are commonly taken care of at closing or with the clear to close letter.

This way, you would have known that the buyer had his financing and you could proceed to make your arrangements to sell your things and find another place to live. As an alternative, you could have had your buyer waive his right to terminate the contract in case he failed to get his financing and you could have kept the deposit under the contract. That deposit might not have covered all of your expenses but, depending on how much your buyer put up, might have come a long way to help you out.

Finally, buyers can do really dumb things right before closings. Some leave their jobs, others finance car purchases, fail to pay a bill or apply for new credit cards. Each of these items can negatively affect the credit score for the buyer and can potentially kill the financing. Your friend is right, a buyer should do nothing with his credit until after the closing on the home. ■

Featured Home

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Price & Details: www.SanibelWaterfrontHome.com

nutrition

by Barbara Quinn

I read online—so it must be true, right?—that country western singer Billy Currington drinks a shot of virgin olive oil before his concerts to lubricate his vocal cords. Makes sense to me ... until you take a look at the anatomy of vocal cords.

What you eat and drink does not touch your vocal cords, explains speech-language pathologist and singing voice specialist Kristie Knickerbocker in a blog sponsored by the American Speech-Language-Hearing Association (ASHA). When we swallow food, it comes in contact with the tongue, soft palate and throat as it makes its way down to our stomach. If food or fluids actually touch our vocal cords, that means we are aspirating (food is going into the lungs), says Knickerbocker. And that's not good.

Not that a shot of olive oil is necessarily bad, says this expert. Although it can't directly lubricate the vocal cords, it may provide some hydration from the inside out. Olive oil has also been associated with

a lower risk for certain cancers, including cancer of the larynx—the organ that holds the vocal cords. Scientists attribute this benefit to the many antioxidant ingredients, including vitamin E, that reside naturally in the oil of olives.

Besides improving our singing ability, there are other reasons to include olive oil in our diets. Most notably is its association with a lower risk for heart disease. Olive oil's main ingredients are fatty acids called MUFA—Monounsaturated Fatty Acids. MUFA's are best known for their cholesterol lowering abilities when consumed in place of saturated and trans fatty acids. Substitute olive oil for some of the butter you use, for example, and expect to see cholesterol levels fall, especially the dangerous LDL type.

As healthful as it is, olive oil is still a fat. And all fats are packed with calories that



Olive oil has been associated with a lower risk for certain cancers

QUINN ON NUTRITION: EVOO — SO GOOD!

can add extra poundage if we overdo. If you're watching the scale, remember that one tablespoon of olive oil (measure it out and see how small that really is) contains 120 to 130 calories.

Why is everyone gaga over EVOO—Extra-Virgin Olive Oil? According to the California Olive Oil

Council (COOC), Extra-virgin oil is made from olives that are gently pressed without extreme heat or added chemicals, producing delicate flavors. Use it to dress up salads and vegetables or in cooking. Virgin olive oil is also produced without chemicals but may be a bit less delicate in flavor. Store

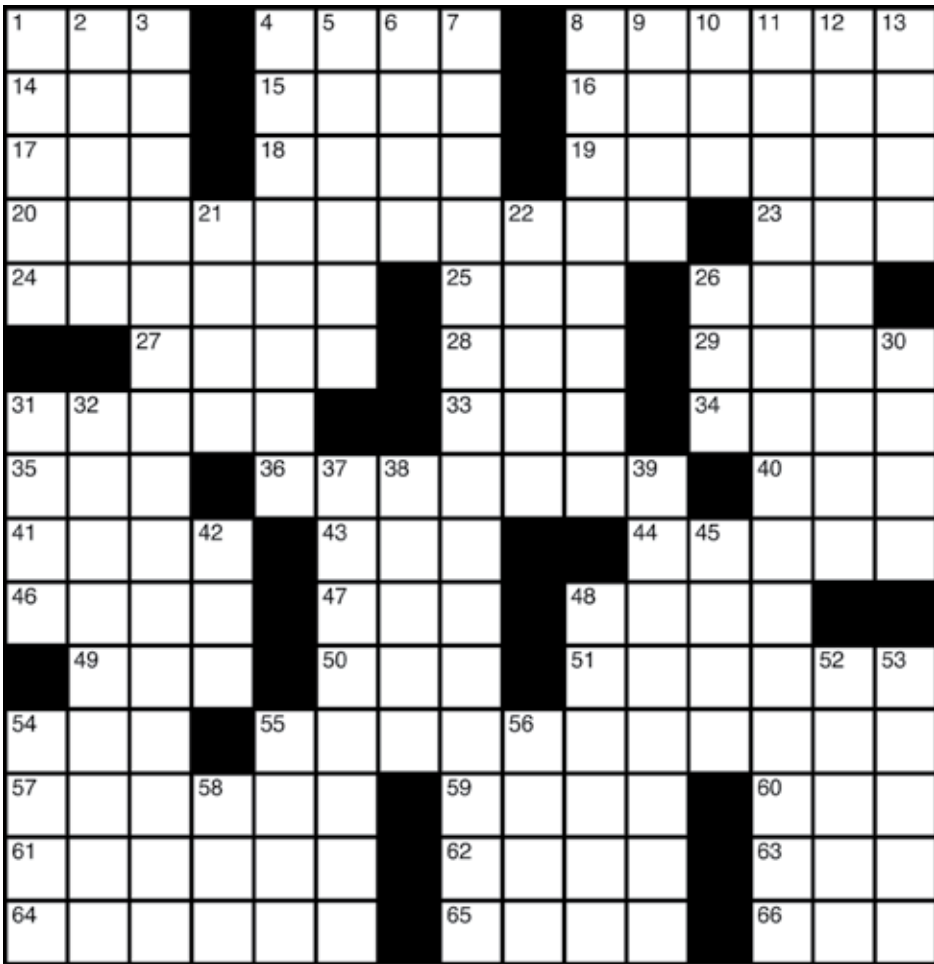
your oil in a cool dark place and use it within 6 months, says the COOC.

Use olive oil for cooking, salad dressings and for finishing glazes, suggest the folks at Gaea who make virgin and extra virgin olive oils from Greece. Their Kalamata Extra Virgin variety got my yum attention.

A recent article in Reader's Digest announced "Use Extra Virgin Olive Oil and You Just Might Forget to Die." Who knows, you might sing better, too. ■

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CROSSWORD PUZZLE



ACROSS

- 1 Big name in ATMs
- 4 Ten to twenty?
- 8 On fire
- 14 Worldwide workers' agcy.
- 15 On ___ with
- 16 Brooklyn Bridge features
- 17 "The Matrix" hero
- 18 Utah lily
- 19 Delivers an old standard, perhaps
- 20 Last president who was a Founding Father
- 23 Not from a Scot
- 24 Fifth-century leader succeeded by his son Ellac
- 25 ___ Aviv
- 26 Tent holder
- 27 Sportscaster Andrews
- 28 New Deal org.
- 29 Hustles
- 31 Smith students
- 33 "If only ___ listened!"
- 34 Memo words
- 35 Smartphone buy
- 36 Limp cause
- 40 Hold 'em tell, maybe
- 41 Ingredient in Off!
- 43 Top-row poet on the "Sgt. Pepper" album cover
- 44 Remains at the campsite

DOWN

- 46 Misses the mark
- 47 Party person
- 48 Spillane's "___ Jury"
- 49 Org. that produces the magazines *Highroads* and *Journey*
- 50 The past, in the past
- 51 Risk being caught off base
- 54 Grisham hero, often: Abbr.
- 55 Fixer-upper, perhaps, and a hint to the answers to starred clues
- 57 Only reigning pope to write an autobiography
- 59 Tiny bit
- 60 Gun, as an engine
- 61 Most irritated
- 62 Emptiness
- 63 T size
- 64 Baby's outfit
- 65 Luncheon ender
- 66 Patriotic gp. since 1890
- 8 Honor
- 9 Charge for a ride
- 10 Wall St. news
- 11 On one's own
- 12 Varied mixture
- 13 To be, to Ovid
- 21 Cork's location
- 22 Opposite of attract
- 26 Chi follows it
- 30 "Just a few ___"
- 31 Dwyane of the Miami Heat
- 32 Mathematical process
- 37 Good thing to have before a meal
- 38 Dinero
- 39 Winning football coach's surprise
- 42 Airport screening org.
- 45 Persian for "king"
- 48 "Of course!"
- 52 Greek finale
- 53 Piano keyboard component
- 54 Lhasa ___
- 55 Spanish ayes
- 56 Warning sound
- 58 His, to Henri

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PUZZLE answers



3	9	4	6	2	8	7	5	1
8	1	6	7	3	5	2	9	4
2	7	1	9	4	3	8	6	5
7	4	8	3	1	2	9	6	5
9	2	1	5	6	7	8	4	3
5	6	3	8	4	9	1	2	7
6	5	9	2	7	1	4	3	8
1	3	2	4	8	6	5	7	9
4	8	7	9	5	3	6	1	2

SCRABBLE G R A M S

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A ₁	E ₁	U ₁	R ₁	T ₁	T ₁	N ₁	RACK 1
A ₁	A ₁	I ₁	M ₃	B ₃	D ₂	R ₁	RACK 2
E ₁	F ₄	H ₄	T ₁	T ₁	W ₄	L ₁	RACK 3
I ₁	O ₁	H ₄	S ₁	M ₃	S ₁	P ₃	RACK 4
E ₁	U ₁	K ₅	T ₁	D ₂	R ₁	C ₃	RACK 5

PAR SCORE 260-270
BEST SCORE 348

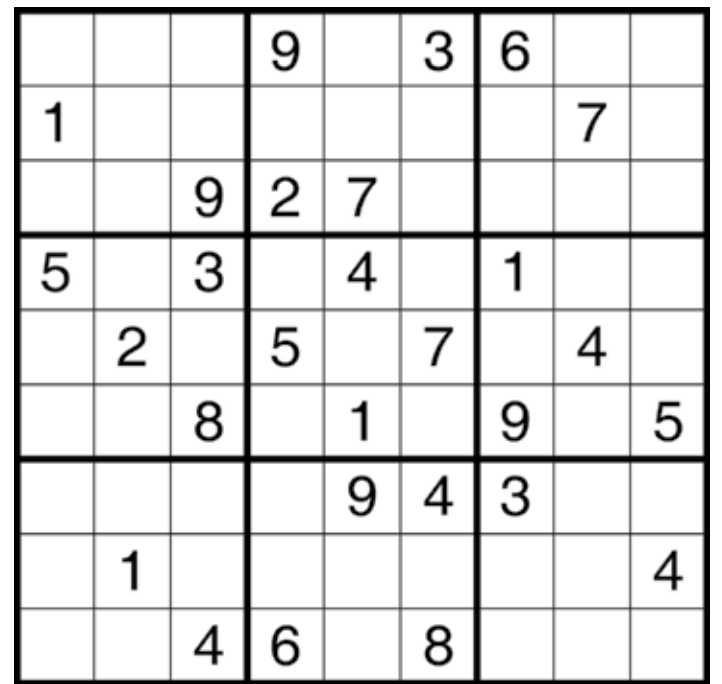
FIVE RACK TOTAL
TIME LIMIT: 25 MIN

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com.

Sudoku

created by Crosswords Ltd.



What Island Residents Have To Say...

★★★★★ Highly likely to recommend

09/20/2016 - Christina V.
Purchased and Sold a Home in Sanibel, FL

- Local knowledge: ★★★★★
- Process expertise: ★★★★★
- Responsiveness: ★★★★★
- Negotiation skills: ★★★★★

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Susan impresses on all levels! Not only did she advise us on the required due diligence for our property and steps we should take prior to closing, Susan referred us to her outstanding network of professionals who continue to be of great value to our property."

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REALTY DONE RIGHT

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She arranged many showings at times convenient for us. We highly recommend McCallion & McCallion!"

-- Jack & Lucy | Sanibel, FL | April, 2016

Comparisons based on the averages of the sales in the SanCap MLS from 2015. Total homes sold include all sales, both buyer and seller, by the McCallion & McCallion Team YTD.

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