

YOUR SANIBEL

April 2018

It's My Property! I Can Do What I Want. Right?

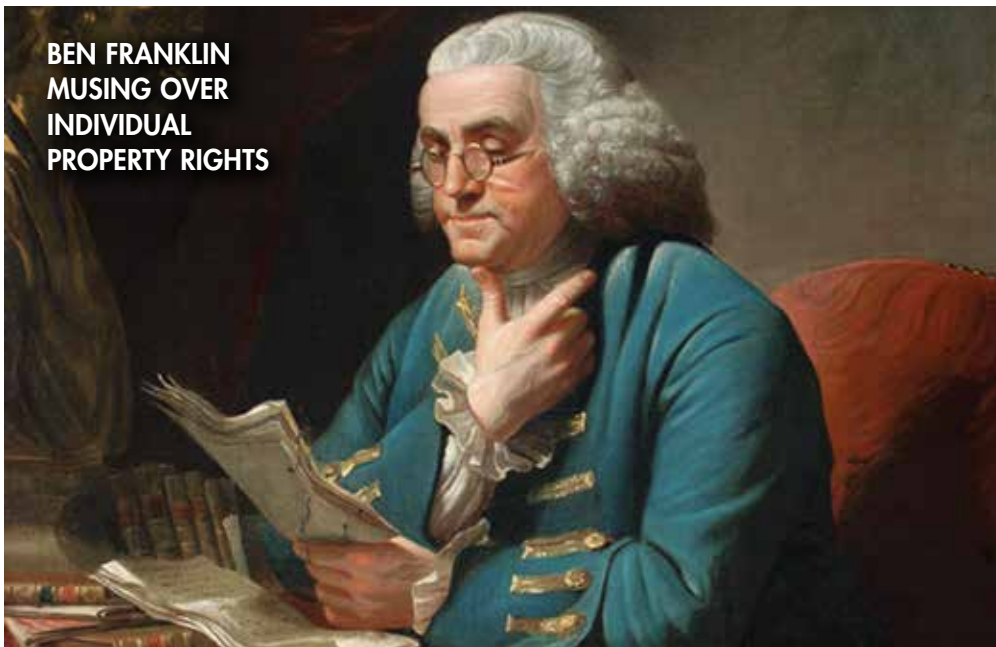
by Jim McCallion

Disagreements about individual property rights are nothing new. Even our founding fathers argued about it.

John Adams said, "Property is surely a right of mankind as real as liberty."

Benjamin Franklin stated, "Private Property... is a Creature of Society, and is subject to the Calls of that Society, whenever its Necessities shall require it, even to its last Farthing."

I bring this up because many communities are now grappling with the issue of short-term rentals and the growing success of Airbnb and other vacation rental websites. Many communities are unhappy with the growing number of short-term renters in previously traditional residential neighborhoods. Meanwhile, homeowners that count on vacation rental income are fighting for continued unrestricted use of their



properties.

Fortunately for Sanibel, this issue was addressed long before the Interwebs. We've had clearly defined rules around allowed rental terms. With the exception of some grandfathered properties, single family homes have a 28-day minimum rental

period, and most condos have a minimum of 7 days. These restrictions have been crucial in shaping the nature of our community.

Sen. Greg Steube, R-Sarasota, introduced a bill last December that would strip local governments of the right

to regulate short-term vacation rentals such as Airbnb, and give all such power to the state. Stuebe's bill states property owners have "constitutionally protected" rights to use their residential properties as vacation rentals. "Owners should be able

CONTINUED ON PAGE 5

SANIBEL EVENTS



Earth Day at the Refuge

April 21,
7 a.m. - 4 p.m.
Ding Darling



See The Full
Sanibel Event
Calendar on
Page 4

INSIDE THIS ISSUE:



Predict Appreciation? **3**
Ask Susan



Happening on the Island **4**
Local Events



Assisted Living Basics **5**
Spotlight Article



Downsizing Questions **9**
Your Money



Moonlight Drive **10**
Featured Home

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Recently Sold on Sanibel and Captiva Islands

We've compiled a list of every property that has sold on Sanibel and Captiva Island over the past two months. Turn to page 2 to see what homes sold during the months of February and March, 2018. We also list how quickly each home sold, and the

final closing price of each transaction. If you're thinking of selling your Sanibel home, these details can help you better understand the current real estate market here on the islands. . ■

CONTINUED ON PAGE 2

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HOMES SOLD

Island Sales - February and March

CAPTIVA ISLAND

	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	BAYSIDE VILLAS	5202 Bayside Villas #5202	1	2	684	133	3/16/2018	\$375,000	\$360,000
	BEACH COTTAGES	1403 Beach Cottages #1403	2	2	825	129	3/6/2018	\$1,195,000	\$1,125,000
	BEACH VILLAS	2621 Beach Villas #2621	2	2	1,043	69	2/28/2018	\$650,000	\$645,000
	LANDS END VILLAGE	1657 Lands End Vlg #1657	2	2	1,397	642	2/7/2018	\$1,095,000	\$1,060,000
	TENNIS VILLAS	3210 Tennis Villas #3210	1	1	580	87	2/27/2018	\$300,000	\$297,000
SINGLE FAMILY	FA LANES BAYVIEW	11521 Andy Rosse Ln	7	8	3,635	91	3/2/2018	\$2,799,000	\$2,250,000
	FROWES	13550 Palmflower Ln	4	3	3,252	175	3/22/2018	\$3,999,000	\$3,750,000
	METES AND BOUNDS	15154 Wiles Dr	4	3	2,333	128	2/28/2018	\$1,495,000	\$1,475,000
	SOUTH SEAS RESORT	1121 Schefflera Court	4	4	3,766	381	3/15/2018	\$5,600,000	\$5,250,000
	TARPON BAY	11531 Paige Ct	4	3	3,691	216	3/12/2018	\$3,450,000	\$3,250,000

SANIBEL ISLAND - EAST

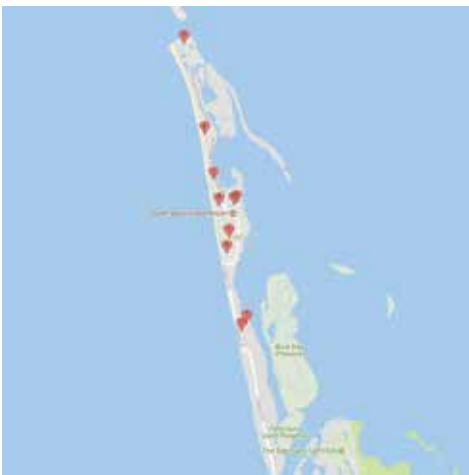
	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	CAPTAINS WALK UNIT	601 Periwinkle Way #D5	2	1	967	117	3/28/2018	\$299,500	\$288,000
	COLONNADES	409 E Gulf Dr #C3	1	1	600	65	2/12/2018	\$225,000	\$225,000
	LIGHTHOUSE POINT	200 Periwinkle Way #220	2	2	1,565	34	2/12/2018	\$450,000	\$435,000
	LIGHTHOUSE POINT	200 Periwinkle Way #217	3	2	1,753	133	2/26/2018	\$465,000	\$455,000
	LOGGERHEAD CAY	979 E Gulf Dr #402	2	2	1,385	155	3/1/2018	\$580,000	\$560,000
	LOGGERHEAD CAY	979 E Gulf Dr #134	2	2	1,425	79	3/21/2018	\$995,000	\$935,000
	MARINER POINTE	760 Sextant Dr #733	2	2	993	0	2/23/2018	\$499,000	\$475,000
	SANIBEL INN	937 East Gulf Dr #3535	2	2	983	59	2/23/2018	\$765,000	\$745,000
	SANIBEL SEAVIEW	737 E Gulf Dr #C2	3	3	2,728	127	3/28/2018	\$1,150,000	\$920,000
	SUNDIAL WEST	1501 Middle Gulf Dr #F308	1	1	778	63	2/26/2018	\$439,000	\$415,000
	TENNISPLACE	1250 Tennisplace Ct #D21	1	1	558	96	2/28/2018	\$239,800	\$235,000
SINGLE FAMILY	BEACHVIEW CC ESTATES	1314 Par View Dr	3	2	2,771	183	2/8/2018	\$800,000	\$750,000
	BEACHVIEW CC ESTATES	1313 Eagle Run Dr	3	3	3,026	108	2/15/2018	\$1,350,000	\$1,350,000
	BUTTONWOOD SEAGRAPE	1152 Buttonwood Ln	3	3	3,011	168	3/14/2018	\$1,379,000	\$1,235,000
	DUNES SANIBEL	1341 Sand Castle Rd	3	2	1,850	0	2/28/2018	\$845,000	\$820,000
	DUNES SANIBEL	1425 Causey Ct	4	3	2,469	66	3/30/2018	\$729,000	\$660,000
	EASTWOOD LANDING	900 Almas Ct	3	3	3,176	548	2/12/2018	\$1,199,000	\$1,015,000
	EASTWOOD LANDING	899 Almas Ct	3	2	2,012	92	3/2/2018	\$1,249,000	\$1,200,000
	FERRY LANDING	1106 Buttonwood Ln	3	2	1,832	32	2/1/2018	\$1,200,000	\$1,175,000
	KINZIE ISLAND	547 Kinzie Island Ct	4	4	4,801	84	3/1/2018	\$1,789,000	\$1,700,000
	RICHARDSONS O L	1077 Bird Ln	4	4	6,167	79	3/7/2018	\$5,995,000	\$5,500,000
	SANIBEL CENTER	915 Palm St	3	2	1,428	114	2/2/2018	\$475,000	\$445,000
	SANIBEL ESTATES	701 Anchor Drive	3	3	2,640	121	2/28/2018	\$1,295,000	\$1,186,810
	SANIBEL ESTATES	1245 Anhinga Ln	3	2	1,512	45	3/9/2018	\$799,000	\$799,000
	SANIBEL ESTATES	1114 Captains Walk St	3	3	1,772	131	3/28/2018	\$899,000	\$885,000
	SANIBEL ISLES	1743 Jewel Box Dr	3	3	2,567	28	2/15/2018	\$1,200,000	\$1,200,000
	SANIBEL ISLES	1470 Angel	3	2	1,549	322	3/29/2018	\$920,000	\$875,000
	SHELL HARBOR	765 Conch Ct.	5	4	4,382	253	2/23/2018	\$899,000	\$810,000
VICTORIA COVE	960 Victoria Way	3	3	3,319	29	2/28/2018	\$1,779,000	\$1,459,500	
1/2 DUPLEX	DUNES SANIBEL	1613 Sand Castle Rd	3	2	1,330	31	2/13/2018	\$499,000	\$499,000

SANIBEL ISLAND - MID

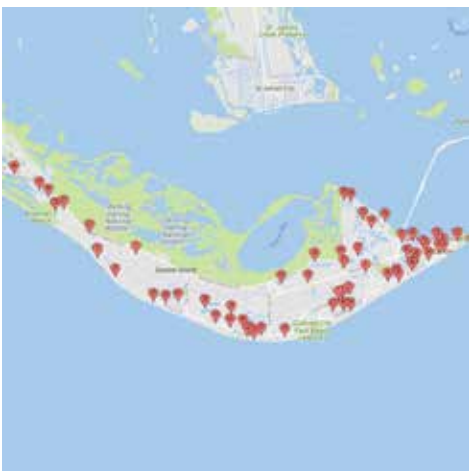
	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	BY THE SEA	2611 W Gulf Dr #C302	3	2	1,750	85	2/28/2018	\$1,745,000	\$1,675,000
	BY THE SEA	2611 W Gulf Dr #B202	2	2	1,750	74	3/20/2018	\$1,249,000	\$1,150,000
	KINGS CROWN	2721 W Gulf Dr #317	2	2	1,480	152	3/30/2018	\$1,295,000	\$1,295,000
	LAKE PALMS	2320 Wooster Ln #6	2	2	1,029	271	2/27/2018	\$349,000	\$339,000
	NUTMEG VILLAGE	2777 W Gulf Dr #201	2	2	1,366	98	2/26/2018	\$999,000	\$965,000
	SAND POINTE	2737 W Gulf Dr #215	2	2	1,034	483	3/21/2018	\$719,000	\$690,000
	SEASCAPE OF SANIBEL	3145 W Gulf Dr #202	3	3	2,600	18	3/5/2018	\$2,195,000	\$2,195,000
	SEASHELLS OF SANIBEL	2840 W Gulf Dr #40	2	2	942	244	2/28/2018	\$349,900	\$320,000
	SPANISH CAY	1610 Middle Gulf Dr Unit #A4	2	2	1,200	48	2/1/2018	\$374,000	\$360,000
	SPANISH CAY	1610 Middle Gulf Dr #F3	1	1	736	69	3/23/2018	\$277,000	\$274,000
	SUNDIAL WEST	1501 Middle Gulf Dr #J207	2	2	1,042	33	3/15/2018	\$695,000	\$670,000
	WHITE SANDS	2311 W Gulf Dr #32	2	2	1,083	55	2/9/2018	\$1,095,000	\$987,625
	SINGLE FAMILY	BEACHVIEW CC ESTATES	1317 Par View Dr	3	3	1,732	302	2/1/2018	\$629,000
BEACHVIEW CC ESTATES		1307 Par View Dr	3	3	2,082	99	3/5/2018	\$1,100,000	\$970,000
BEACHVIEW CC ESTATES		1275 Par View Dr	3	2	2,223	42	3/29/2018	\$949,000	\$885,000
GUMBO LIMBO		9446 Yucca Ct	3	2	1,925	65	2/28/2018	\$545,000	\$530,000
GUMBO LIMBO		1029 Dixie Beach Blvd	2	2	1,184	402	3/23/2018	\$419,000	\$410,000
LAKE MUREX		3323 Twin Lakes Ln	3	3	2,019	99	3/21/2018	\$787,000	\$730,000
METES AND BOUNDS		3008 Singing Wind Dr	2	2	2,160	405	3/30/2018	\$439,000	\$360,000
MITZI		2005 Mitzi Ln	2	2	1,553	94	3/15/2018	\$543,500	\$525,000
PALM LAKE		3010 W Gulf Dr	3	2	1,519	74	3/16/2018	\$799,000	\$745,000

SANIBEL ISLAND - WEST

	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	BLIND PASS	5117 Sea Bell Rd #D105	2	2	1,239	580	2/16/2018	\$419,000	\$407,000
	BLIND PASS	5117 Sea Bell Rd #D101	2	2	1,239	86	3/9/2018	\$439,000	\$415,000
SINGLE FAMILY	BELLE MEADE	9292 Kincaid Ct	3	2	1,264	302	2/9/2018	\$489,000	\$480,000
	CHATEAUX SUR MER	4641 Belle Mer	3	2	2,627	40	2/20/2018	\$3,295,000	\$3,225,000
	CHATEAUX SUR MER	4791 Rue Helene	3	2	1,756	83	3/29/2018	\$849,000	\$830,000
	CHATEAUX SUR MER	4649 Rue Belle Mer	3	2	2,098	136	3/30/2018	\$2,595,000	\$2,450,000
	GULF PINES	900 Snowberry Ln	4	3	2,500	114	2/23/2018	\$2,995,000	\$2,900,000
	GULF RIDGE	1807 Buckthorn Ln	3	2	3,232	0	2/5/2018	\$669,000	\$615,000
	METES AND BOUNDS	3945 W Gulf Dr	3	3	2,751	154	2/15/2018	\$3,195,000	\$3,000,000
	METES AND BOUNDS	5657 Sanibel Captiva Rd	3	2	2,194	538	3/8/2018	\$895,000	\$865,000
	ROCKS WEST	3822 W Gulf Dr	3	2	2,487	18	2/28/2018	\$1,199,000	\$1,200,000
	SANIBEL BAYOUS	1943 Sanibel Bayou Rd	3	3	2,742	446	3/5/2018	\$649,900	\$629,500
	SANIBEL BAYOUS	5301 Ladyfinger Lake Rd	3	2	1,658	109	3/20/2018	\$649,000	\$635,000
	SEA OATS	563 Hideaway Ct	3	2	2,047	488	3/27/2018	\$699,000	\$675,000



Captiva Island



Sanibel Island

Data is taken from the Sanibel and Captiva MLS and represents the number of homes sold from February 1, 2018 – March 31, 2018



ASK SUSAN

CAN YOU PREDICT HOME APPRECIATION?



Susan McCallion
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Suite 1, Sanibel
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Q Dear Susan, I'm searching for a new home and I am looking for a place in a great neighborhood that checks all of the boxes—including investment. I want to find a house that will appreciate well over the next few years so that I can make a profit once it is time to sell. That said, I'm not sure what to look for or avoid during my home search. How do I find a home that meets my family's needs with assurance that the value will increase over time?

Josh

A Dear Josh, Thank you for reaching out, I'm glad to help you get started. For many, a home purchase is one of the largest investments they'll ever make, and it's natural to hope for a return on this investment.

With the unpredictable nature of the real estate market, it's important to understand and predict home appreciation before you buy. The first tip I have for you is don't buy a home you can't afford now

just because you think it will be worth more later. Your house should first and foremost be home. And, if you choose a house with a manageable mortgage in a popular or growing location as you should expect the value to increase over time without stressing about costs now.

While you're choosing a home consider curb appeal and mild 'fixers' or upgrades that you can add. Ideally your home should be turn-key by the time you put it back on the market and

not before. Avoid the best house in the neighborhood. If you choose to purchase a home now that has no need for improvements, it's likely that the value won't appreciate as much as it could if you took on an almost perfect home and completed a few fixes yourself.

I hope you've found this bit of advice helpful, and wish you the best of luck with your home search. If you have any additional questions, please feel free to call me. ■

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Jim & Susan McCallion

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HELPING BOTH THE
BUYER & SELLER

Susan McCallion helped both sides of this recent sale at Sanibel Seaview Condominium!

With a database of 10,283 home buyers, she has a powerful marketing presence!

How many buyers does she have for your island home? Visit: www.SusanHasTheBuyers.com to find out!



SOLD!
By:
Susan McCallion
239-472-1950

what's happening on Sanibel Island



MAY
10-11

"Ding" Darling & Doc Ford's Tarpon Tournament May 10-11 Doc Ford's Ft. Myers Beach

To celebrate the history of the first documented tarpon caught on a rod-and-reel in "Ding" Darling's Tarpon Bay in 1885, Doc Ford's and the "Ding" Darling Wildlife Society-Friends of the Refuge have partnered to host this seventh annual "catch, care, and release" tournament.



Island Churches and Service Times:

Captiva Chapel by the Sea
Seasonal, November - April
Sunday, 11:00am

Sanibel Community Church
Sunday
8:00am - Traditional
w/Communion
9:00am - Contemporary w/Kid's Church
11:00am - Traditional w/Choir

Sanibel Congregational United Church of Christ
Sunday
7:45am - Chapel
9:00am - Full Service w/Childcare and Sunday School
11:00am - Full Service w/Childcare

St. Micheal and All Angels Episcopal Church
Saturday, 5:00pm - Rite II
Sunday, 8:00am - Rite I
Sunday, 10:30am - Rite II

St. Isabel Catholic Church
Saturday, 5:00pm
Sunday, 8:30am & 10:00am

APRIL
18 **F.I.S.H. Health & Wellness Lunch**
April 18 • 12:00-1:30pm
Sanibel Community House

Learning Series Topic: Chronic Obstructive Pulmonary Disorder (COPD) Teresa Summe the Lee Health Coordinator, Asthma Health Manager, will present on the topic of Chronic Obstructive Pulmonary Disorder (COPD).

APRIL
21 **Earth Day at the Refuge**
April 21 • 7:00am-4:00pm
Ding Darling

The morning's highlights include earth-friendly, upcycled crafts to take home and a ranger-led bike tour. Free bike rentals from Tarpon Bay Explorers. In the afternoon, watch the award-winning film STRAWS.

APRIL
30 **Shell Crafters Class**
April 30 • 10:00am-12:00pm
Community House

Every Monday, Shell Crafting Class starts at 10:00am sharp, with adults making flower figures and younger adults making animals. Limited classes size, first come first served. Stop by on Mondays and purchase a freshly made item. These items are the "best kept secret" on Sanibel!

APRIL
Island Jazz
Sundays in April • 3:00-5:00pm
BIG ARTS Boler Garden

Hosted each Sunday in Season... spend a lazy Sunday afternoon enjoying the tunes of the ever-popular Island Jazz musicians. Bring a chair and come early to enjoy this free concert in the open air.

MAY
8 **F.I.S.H. of SanCap Friendly Faces Luncheon**
May 8 • 11:30am-1:00pm
George & Wendy's

On the 2nd Tuesday of each month, year-round, F.I.S.H. sponsors a luncheon in partnership with George & Wendy's Seafood Grille. The price fixed lunch, consisting of an entrée, side, non-alcoholic drink and dessert, is an amazing deal. Come meet new friends and reconnect with old ones.

MAY
16 **Bike Ride of Silence**
May 16 • 7:00-9:00pm
Matzaluna

Annual Ride of Silence to commemorate those cyclists injured or killed while riding. The ride will begin at 7:00 at Matzaluna, proceeds to Billy's Bike Shop, circles back to include the first two bridges of the Sanibel Causeway and then concludes back at Matzaluna.

MAY
26 **Summer Reading Program Kick-Off**
May 26 • 10:00am-12:30pm
Sanibel Public Library

Youth, from 0-18 years, may sign up for the Summer Reading Program. There will be games, crafts, and snacks for everyone at the kick-off party! Summer Reading program runs from May 26 to August 18.

MAY
Art by the disABLED
MAY 2 - 27
Phillips Gallery

Don't miss this annual, season finale show produced by the BIG ARTS Chorus. The Spring Concert is a popular event on Sanibel and Captiva Island. Tickets sell fast, so don't wait!

MAY
Sanibel Farmer's Market
April - May • 8:00am-1:00pm
Sanibel City Hall

Be sure to visit the Farmer's Market for local seafood, produce and goodies! The Farmer's Market will run every Sunday, through the end of May.



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

Meet Your New Neighbors!

Sig & Claudia purchased a home in the Dunes

Hi! We are Sigurd (Sig) and Claudia Bringe and are excited to be moving into our newly purchased home on Sand Castle Road. Over the next two years, Sig will be making the transition from working full-time in the financial services industry, to an active retirement.

We are looking forward to participating in our new neighborhood, along with time for golf, biking, yoga and walks on Sanibel's beautiful beaches for sunshine and shelling.

We are currently residents of Wisconsin and are graduates of the University of Wisconsin - Madison. We are hopeful of finding a few friends in Sanibel who also enjoy the Badgers and Green Bay Packers!

Our family has been vacationing on Sanibel for the past 8 years and we are looking forward to many family get-togethers in our new home. We want to thank Susan and her team at McCallion & McCallion Realty who went above and beyond in helping us find and secure our Sanibel home.



*Sincerely,
Claudia and Sig Bringe*

OUR EXPERIENCE WITH ASSISTED LIVING NEAR SANIBEL



by Susan McCallion

Assisted living. It's a tough transition to make for you or your loved one, and a challenging decision to choose the right facility.

I know first handedly having just went through this with my father. We knew my dad needed more care than we can provide him. Our goal was to find a place that felt happy, light and bright with friendly staff and residents. A place that wouldn't make my mom feel depressed when visiting my dad every day.

After a dozen phone calls, and a handful of site visits, I found a very warm, modern and inviting care center for my dad, Thrive at Beachwalk in Fort Myers. It's a brand new facility, with very welcoming staff, a nice atmosphere, stellar memory care wing, and, I must say, amazing food! Heck, they serve better food than my dad would get living at our house.

As a Realtor® here on island, I cannot help a client purchase or rent at an assisted living facility. Sales and rental contracts happen with each assisted living facility directly. However, I wanted to share my experience and how to get started with the process.

STEPS TO FIND THE RIGHT ASSISTED LIVING HOME

- 1. Determine Your Needs** - Do you need a memory care facility like we did for my dad? Will you need medical treatments, or specialized monitoring, or can your loved one live by his or herself with frequent check-ins? Knowing the level of care you need will narrow your choices right from the start.
- 2. Determine Your Budget** - It's a good idea to check with your insurance provider to see if they offer any coverage for assisted living. Calculate what you can afford each month, and get a good understanding of what is included with each package. Dive into the details! Are there any additional expenses such a cable and/or electric bills? Does the room come furnished? What about meals?
- 3. Determine Your Location** - Once you understand your needs and budget, you can see what's offered in your desired location. For us, it was important that my dad was not far from Sanibel, so my mom could visit every day. But it was also important that he was close to his doctor's on Island and in Fort Myers, and not far from the hospital in Health Park.
- 4. Visit In Person** - Just like when you searched for your home, you'll want to feel out the place to

see if the atmosphere, people and location meet your expectations. As I mentioned, some places I visited weren't very inviting, while Thrive had all modern furnishings, bright windows, beautiful outdoor grounds, and of course, friendly staff.

SWFL ASSISTED LIVING HOMES (ALPHABETICALLY)

- Arden Court - Located in Iona
- Barrington Terrace - Located near Health Park
- Brookdale - Several locations in SWFL
- Cypress Cove - Located in Health Park
- Pacifica - Located in Health Park
- Shell Point - Located in Punta Rasa
- Thrive at Beach Walk - Located in Iona

These are just a few of the many options to jumpstart your research! I'm happy to talk more about my experience with each. If you have a home here on island that you need to sell before transitioning to assisted living, I'd be happy to help with that too! ■

About the Author: Susan McCallion, Island Resident, Co-Founder and Broker of McCallion & McCallion Realty.

My Property (continued from page 1)

to do as they wish with their properties." is the argument. However, many community leaders take issue with this position.

Casey Cook, spokesperson for Florida League of Cities, stated that some cities that do not limit short-term rentals, "are now seeing these rentals completely overtaking residential neighborhoods. Long-time residents are moving out as a result, and the residential character of traditional neighborhoods is slowly being destroyed."

As an Island Realtor®, I can attest that many prospective buyers intend to rent out their future Sanibel property. With the current restrictions, these buyers most often choose condos since weekly rentals generate much more income. If single family homes allowed for 7-day rentals, many of these buyers would choose homes. In fact, I believe that the entire nature of our island neighborhoods would transition to mostly vacation rental homes in a surprisingly short time.

Many folks involved with island vacation rentals would like a loosening of rental

restrictions to increase their rental income. It certainly would be a boon to our real estate business, but I believe it would cause serious harm to the community. Sanibel's 'small town' vibe is an important reason why many folks moved to Sanibel - us included. We love the feeling of community created by long term residents and people that connect with this island as 'home'. Short-term rentals would erode this by shifting the balance in our neighborhoods from residents to vacationers. For example, look at the demographics of the condominiums allowing weekly rentals.

We love the feeling of community created by long term residents and people that connect with this island as 'home'. Short-term rentals would erode this by shifting the balance in our neighborhoods from residents to vacationers. For example, look at the demographics of the condominiums allowing weekly rentals.

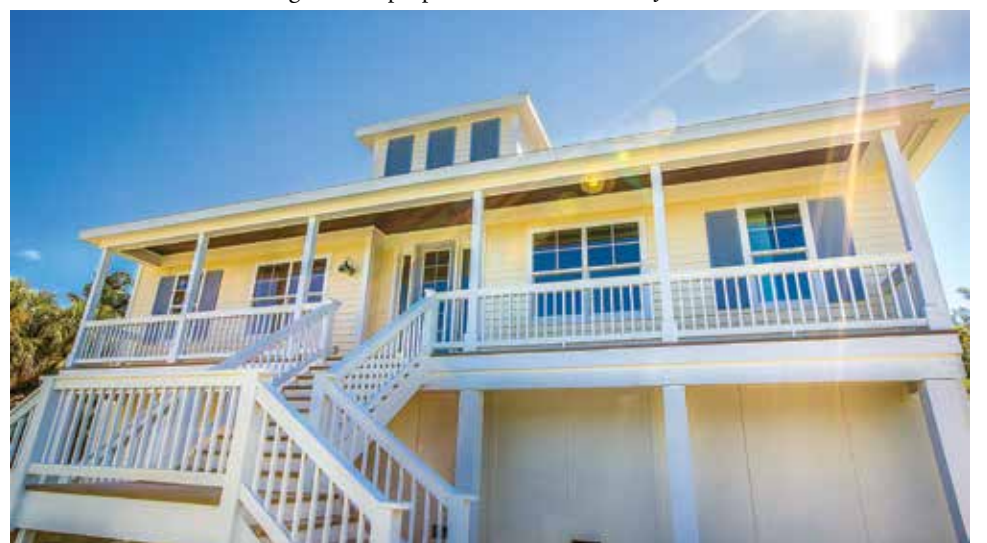
While I appreciate the entrepreneurial spirit, I don't agree that it is a given right for property owners to rent out their homes however they see fit. We cannot do whatever we wish with our

properties. Communities restrict commercial activities with zoning and ordinances, and they should be able to continue to set such restrictions. We all knew the rules when we purchased our homes.

Steube's bill died this legislative session, but it should be a warning as the proposed

legislation received significant support. We need to stay aware and ever vigilant in protecting our community. ■

About the Author: Jim McCallion, Island Resident and Co-Founder of McCallion & McCallion Realty.



PROPERTIES

organizing

by Kathryn Weber

The kitchen is the most used room in the house. And when it's time to put a meal together, having an organized kitchen will help you find what you're looking for when you're looking for it. By spending some time organizing, mealtimes will be faster and your kitchen will stay neater.

FUNCTION

Make sure you can get to what you need when you need it. If you cook frequently, make sure you have a countertop utensil holder that has your most-used items at the ready. Take a spatula to your gardening center to find a nice ceramic planter that is sturdy, is the right height and holds all the utensils you use most often.

The sink is one of the fastest areas for clutter and mess. Add a tip-out on the sink cabinet drawer front to hold items like scouring pads or a toothbrush for cleaning jewelry. It offers easy access and organization, and a set with hinges and trays can be found online for around \$20 and takes less than an hour to install. Add a suction sink basket to hold a sponge and dish brush.

Under the sink, add a wire door organizer on one side of the cabinet to hold dishwasher cleaning pods, scouring powder and counter cleaners. On the other side, install a two-tier under-sink drawer that can be screwed into the cabinet base. You'll get easy, double storage for around \$50 in the time it takes to put in four screws. On this side, also add a swing arm towel rack to hold cloths and dish towels.



KITCHEN ORGANIZATION THAT REALLY WORKS

CLEAR DIVISION

Make sure that you have some hard-working dividers in your kitchen to keep it in shape. Add storage racks to separate cookie sheets and trays. Some dividers can be used both vertically and horizontally. The vertical side holds cookie sheets; when placed horizontally, they hold skillets. To make lids easy to find, keep them in a drawer next to the stove. Add shelf stackers to cabinets to double your dish and cup storage.

To store knives and other utensils, measure your drawer width and depth and add dividers that fit exactly

or look for dividers that expand. Add dividers in all your kitchen drawers, not just in the cutlery drawer. Make three dividers solely for knives. Have one for large knives, one for small knives, and one for specialty knives like a bread knife.

STORAGE

Other sources of clutter are the many small countertop appliances. Work to clear out a shelf in your pantry or cabinet, designate this spot as your appliance shelf, and relocate food processors, blenders and slow cookers here. Your counters will be clear, and you'll find the items

quickly. Only leave the appliances on the counter that you use daily, such as a toaster or coffeemaker.

Add a Lazy Susan to a pantry shelf for bottles, try step stackers for cans, and consider stacking baskets to hold mixes, packaged noodles and envelopes. Create a baking center with a heavy duty baking tray. Add containers of flour, sugar, baking soda and baking powder here, so when it's time to bake, you only take one tray off the shelf to get started. ■

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GET YOUR GRILL IN GEAR

by Kathryn Weber

One important and hardworking appliance you need to have at the ready for this time of year? The grill. After a winter of sitting idly by, it might be time to clean it and get it ready for the cookouts to come. Giving your grill a good cleaning will get it ready for summer, make your grill cook better and prolong its life.

GET CLEANING

Start by cleaning your grill thoroughly on the inside. If you have stainless steel or porcelain-covered grill grates, a simple approach to cleaning the grates is to spray them with standard oven cleaner and place inside a large trash bag. Leave the trash bag out in the sun all day. The heat of the sun and the black trash bag will work like an oven to heat up grime and bake it off. Follow by rinsing in water and scouring with a sponge or scouring pad. Wash and rinse the grates thoroughly.

If your cooking grates are cast iron, you should not use oven cleaner. Cast iron is porous and can absorb some of the cleaner, which besides being toxic can affect the taste of your food. Instead, thoroughly scrub the grates with a wire brush to remove residue. Using a wadded piece of aluminum foil, scrub the grates until no residue can be seen on either side.

Inside the grill, use a paint scraper to scrape up any accumulated grease and grime. Wipe out with wadded newspaper followed by paper towels and warm water with a mild detergent. Wipe down the

inside thoroughly with paper towels wet with clear water to remove any soapy residue. Using a paper towel, apply a light rubbing of shortening or vegetable oil on your grates to protect them from rust and prevent food from sticking.

Be sure to clean off the exterior of the grill with a commercial cleaner or degreaser. Wipe off with wet paper towels and wipe dry. If the exterior of your grill is stainless, apply a light coat of stainless steel polish, then wipe and polish with a microfiber towel or paper towel to shine. Be sure to clean off knobs; and if your grill has wheels, give them a shot of automotive silicone protectant spray to make them look fresh too.

GRILL PROTECTION

Rust and grime are the two most common problems with grills. When grates rust, food often sticks and can ruin your meal; rust can also affect the taste and quality of your food. For that reason, make sure your grill has a good cover so that rust doesn't develop.

When it comes to grill covers, go for quality. A good-quality grill cover is heavier and won't blow off the grill. Better still, it'll last longer and be a better barrier to the elements.

For cleaning your grill, make sure you also invest in a heavy-duty grill brush. Here again, a quality brush is worth the money. Check your local grill and fireplace store for recommendations on a brush that will get the job done. ■

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Tech Tools to Inspire Your Garden



IN THE YARD

by Leigh Gevelinger

Technology influences and enhances almost every aspect of our daily lives. So many of our homes are now outfitted with new electronics and virtual assistant technology like Amazon Alexa or Google Home that can do everything from sharing the daily weather forecast, to streaming music throughout the home and outdoor speakers, and even controlling indoor and outdoor lighting and themes.

With a growing demand for products that offer convenience, efficiency and comfort, it's no surprise that technology is evolving both indoors and out. Wondering what outdoor features are now controllable by the swipe of a button?? Let's dive in.

LANDSCAPE LIGHTING

Probably the most common use of technology here on the islands is landscape lighting. I know what you're thinking... "but what about Sanibel's Lighting Codes and Dark Sky Ordinance?" So, I'll start by advising that both you and your licensed landscape lighting contractor are familiar with and adhering to the full ordinance Chapter 126 – Zoning, Article XIV - Supplementary district regulations, Division 4. – Outdoor Lighting, which is available at www.mysanibel.com.

Back to the fun stuff... Are you a Red Sox fan? Well now you can light your yard with red and blue lights on game day! Smart digital timers allow the flexibility to change color,

brightness and timing of lights for individual spaces, themes, and parties all from your phone!

Plus, color changing and dimmable LED fixtures can use up to 75% less energy than incandescent lights, they last longer, and offer a multitude of settings. Color changing lights can also be utilized in underwater applications for entrance pools or koi ponds. FX Luminaire, a Hunter Industries product, offers one of the best lines of specialized color changing & dimming lights and transformers in the market. Other brands to consider are Vista Professional Outdoor Lighting and Kichler Lighting.

SMART WATERING & LANDSCAPE IRRIGATION

Speaking of water... efficient irrigation is a growing market with high demand, especially in our fragile coastal environment. While rainfall is overly abundant during "rainy season", our winters are often so dry that we are often worried about Spring wildfires rather than April showers!

With such extreme fluctuations of rainfall, it is especially critical that our irrigation systems are designed for efficiency, and properly maintained. As you know, a functioning rain sensor is required by Sanibel code. You should also consider separate zones for sod vs. landscape beds, and have water efficient sprays and rotors, plus functioning controllers.

Don't forget, all irrigation contractors on

Sanibel are required to be licensed by the City.

Trend Alert: Irrigation controllers now have smart modules and programs like Hydrowise or Weathermatic that link to your WiFi, and allow you to control settings from your phone or tablet remotely. These smart programs can detect daily rainfall and override the system to conserve water. They also detect pressure changes and leaks within the system, and can send you a service alert.

MOSQUITO MISTING SYSTEMS

Mosquito misting systems are growing in popularity, especially as the new design trend for outdoor pool areas do not include pool cages. Interesting! I know. Mister Mosquitos and MistAway bug systems offer an app called iMist for the smartphone, which allows wireless control of your misting system.

ELECTRIC DOG FENCE

Of course technology has extended to the care and well being of man's best friend. Most brands of electric dog fences now offer a smart controller add-on, which allows the service tech to identify breaks in the loop and quickly repair. This option is most convenient for seasonal residents to ensure that summer landscape maintenance, mowing and edging activities did not accidentally compromise the system.

GARDEN DESIGN & INSPIRATION

Don't put your phone down yet! Get

inspired through apps like Houzz, Pinterest and Instagram. I can't even begin to estimate the number of times my clients have shown me a photo from Pinterest or Houzz and exclaimed, "We want this in our landscape!"

In fact, most of my clients have shared with me Pinterest boards full of ideas while working through the design process. In case you were wondering, finding the photo and inspiration is the fun and easy part - executing is the difficult part. But you can leave that to me!

New landscape trends and Apps emerge every season. I love that Sanibel seems to be on the front end of most trends, and I'm super excited to utilize the latest and greatest tech advances available for our landscapes. ■



Leigh Gevelinger
Landscape Architect,
President of Coastal
Vista Design, Inc.
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Leigh Gevelinger, is a Landscape Architect and President of Coastal Vista Design, Inc. For more than 8 years, Leigh has been helping homeowners and businesses on island with well-designed landscape solutions.

food & pairing

by Michael Austin

This dish combines briny seafood with rich cheese and the natural acidity of tomatoes. Here are three bottles—a sparkling wine from Spain, and one white each from Italy and France—that have the liveliness and agility to bring together such contrasting elements.

MAKE THIS: SPAGHETTI WITH SHRIMP, FETA AND TOMATOES

Cook 6 ounces spaghetti in a pot of well-salted boiling water until al dente, about 10 minutes; drain. Meanwhile, heat 1 tablespoon olive oil in a skillet over medium. Add 3 cloves garlic, minced; cook until golden, about 1 minute. Add 3/4 pound peeled, deveined shrimp; cook until shrimp begin to turn pink, about 2 minutes. Stir in 1 can (14 1/2 ounces) peeled, diced tomatoes, drained; cook 2 minutes. Toss with pasta. Pour into a buttered 2-quart casserole; sprinkle with 2 ounces crumbled feta. Bake at 400 degrees until sauce is bubbly and feta melts slightly, about 10 minutes. *Makes 2 servings. Recipe by Robin Mather.*

DRINK THIS

Pairings by sommelier Rachael Lowe of Spiaggia, as told to Michael Austin:

Mascardo Pure Brut Nature Reserve Cava, Catalonia, Spain: Made of parellada and macabeo grapes, this nonvintage wine has no additional sugars and offers aromas of green apple, almond skin, lime zest, bright acidity and fine bubbles. The bubbles and acidity will cut



LIVELY WHITE WINES
Pair With Rich Shrimp-Feta Spaghetti Dish

through the richness of the feta while also mirroring the natural acidity of the tomato.

2012 Primosic Riserva Ribolla Gialla, Friuli-Venezia Giulia, Italy: This wine, aged for 24 months in small barrels and then a year longer in the bottle,

exudes notes of golden apricot, chamomile, tarragon and a hint of smoke. The wine's round texture will complement the shrimp, and its herbal components will add nice depth to the dish.

2016 Domaine de La Louvetrie Amphibolite,

Muscadet Sevre et Maine, Pays Nantais, France: Composed of the melon de Bourgogne grape variety, this wine has bright acidity and purity, with aromas of lemon peel, tangerine oil and rosemary. An intense minerality with an almost briny touch makes

for a cleansing finish. The wine's structure is a perfect complement to seafood and will cut the richness of the feta. ■

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SEARED TUNA STEAK AU POIVRE

DIRECTIONS

Put the peppercorns in a small sealable food storage bag. Seal the bag, squeezing out any air. Place the bag flat on a work surface. With a meat mallet or the bottom of a heavy skillet, press down on the peppercorns to crack them into coarse pieces.

Season the tuna steaks lightly on both sides with salt. Pour the cracked peppercorns onto a large plate or a sheet of wax paper and press each steak into the pepper, turning to coat both sides evenly.

In a small saucepan, combine the port and cognac. Place the pan over medium-high heat and simmer briskly, stirring occasionally, until the liquid reduces to only about 2 tablespoons. Pour in the reduced stock or broth and continue simmering until the mixture thickens to a consistency thick enough to coat the back of a spoon.

Remove the pan from the heat and briskly whisk the butter a piece at a time into the reduced liquid. Adjust the seasoning to taste with a little more salt, if needed. Cover the pan and keep warm.

Heat a nonstick skillet large enough to hold the 4 tuna steaks in a single layer over high heat. Add the tuna to the hot skillet and sear on both sides until rare to medium-rare, 45 seconds to 1 minute.

To serve, cut each tuna steak crosswise into slices 1/2 inch (12 mm) thick. Spoon the sauce in the center of four warmed serving plates and arrange the tuna slices on top, overlapping them slightly. Garnish with green peppercorns. Serve immediately. ■

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INGREDIENTS

- 1/4 cup black peppercorns
- 1/4 cup cognac
- 2 tablespoons unsalted butter, cut into 3 or 4 pieces
- 4 sushi-grade ahi tuna steaks, about 6 ounces each
- 3/4 cup good-quality low-sodium chicken stock or broth, or vegetable stock or broth, briskly simmered until reduced to about 1/2 cup
- 2 teaspoons bottled green peppercorns, drained
- Kosher salt
- 1/3 cup port





YOUR MONEY

Downsizing: Why, When & How

by Robin L. Cook, Wealth Services, The Sanibel Captiva Trust Company

People decide to downsize for a variety of reasons. Perhaps you are a new empty nester or just trying to simplify your life; you are establishing your primary residence in Florida or moving to a retirement community with a full range of activities and levels of care. Whatever the reason, the process of downsizing is downright intimidating. It is a major life event that should be carried out with the support of others and a plan in mind.

Your home is full of cherished memories – family heirlooms, art, collectibles, antiques, and yes, probably a lot of just plain stuff. While it would please most of us to have our children excited about taking these personal possessions, this is often not the case. What we hear much of the time from clients is that “Our kids don’t want it.”

Other important questions are these: Where should I live?

Where should I live? What are the up-front and ongoing costs of the new residence? Can I afford it? Should I withdraw funds from my portfolio or finance the purchase of a new residence, while trying to sell my existing home?

What are the up-front and ongoing costs of the new residence? Can I afford it? Should I withdraw funds from my portfolio or finance the purchase of a new residence, while trying to sell my existing home? How do I properly establish Florida residency to relieve the income and estate tax burden some states impose?

These are all questions that we help clients work through to find the best solutions. Here are some action plans to get you started:

Start early! By planning ahead – we suggest 2-3 years before you want or

need to move – you have plenty of time to research the “new residence” options. Some Southwest Florida retirement communities have long waiting lists and minimum health requirements.

Explore communities in which you have an interest. Is the location convenient for your lifestyle needs, i.e.; shopping, hospitals, doctors, friends, worship? Confirm all anticipated expenses.

Start the process of decluttering. See what items the children and other family members want. Explore options for selling or donating items

that won’t fit into your new space. Take photos of those you wish to give away and send them to your family members. Give them a deadline to claim their items – perhaps six to eight weeks. You can even set up weekly automatic email reminders.

Evaluate your home. Meet with realtors to help determine the value and marketability of your current home, as well as necessary repairs and updates. Decide what improvements you wish to make and get started on them. This effort plus the decluttering you

accomplish will help your home be more marketable and may even increase its value.

Meet with your Wealth Advisor and Portfolio Manager to run the numbers. Investing the cash proceeds after downsizing can often enlarge your nest egg and further enhance your lifestyle. After factoring in the cost of insurance, taxes and maintenance, you may even find renting a home to be a better alternative.

The most important message is that you do not need to face these daunting tasks alone. In fact, with proper planning you may ultimately repeat what many of our clients have said, “This is so liberating, why didn’t I do it sooner?” If you are facing some of these downsizing issues, make an appointment with your Wealth Advisor to manage the stress of the process and turn it into an enjoyable experience that enhances your lifestyle options. We are here to help you. ■



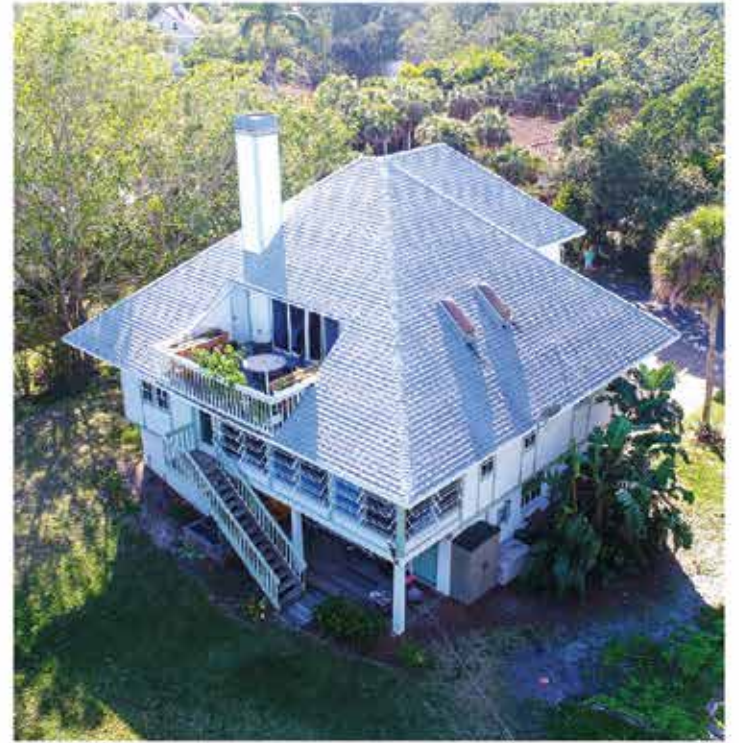
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About The Sanibel Captiva Trust Company:

The Sanibel Captiva Trust Company is an independent trust company with \$1.8 billion in assets under management that provides family office and wealth management services to high net worth individuals, families, businesses, foundations and endowments. Founded in 2001 as a state-chartered independent trust company, the firm is focused on wealth management services that are absolute-return oriented and performance driven. Offices in Sanibel, Naples, Tampa Bay. www.sancaptrustco.com (239) 472.8300.

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wellness



DAIRY-FREE NUTRITION TIPS for the 65 Percent of People who are Lactose Intolerant

by BPT

Do you love dairy, but usually regret eating it shortly after it's gone? That sour stomach after drinking milk, munching on cheese or eating ice cream is sometimes called a dairy hangover. The culprit: lactose.

Lactose is a milk sugar. Infants have special enzymes that break down lactose. As people grow, the ability to digest milk typically

decreases because they lose these enzymes. In fact, approximately 65 percent of the human population has a reduced ability to digest milk and foods made with milk after infancy, according to the National Institutes of Health.

SYMPTOMS OF LACTOSE INTOLERANCE

If you've had the following symptoms after eating dairy products, you may be lactose

- intolerant:
- Gas
 - Bloating
 - Abdominal cramping
 - Diarrhea
 - Nausea

If you or your children have these symptoms, there are many things you can do. First, talk with your doctor or nutritionist about your health concerns. Second,

consider keeping a food journal of what you eat and how it makes you feel. This can help uncover trends and important connections. Finally, research high-quality dairy-free alternatives for you and your family's diet.

TIPS FOR GOING DAIRY-FREE

Adjusting to a low-dairy or dairy-free diet might seem overwhelming. There are many dairy-free milk options on the market, but it's important to be a conscientious shopper. Whereas most dairy-free beverages use non-food flavorings and additives like carrageenan, all plant-based Mooala products are made with real ingredients, and are USDA-certified organic, Kosher and GMO-free.

Every Mooala product has 10 or fewer grams of sugar per serving and it can be found in approximately 1,500 retailers throughout the U.S. Try Original Almondmilk and Vanilla Bean Almondmilk for a creamy treat that tastes surprisingly similar to milk. Nut-free and soy-free Original Bananamilk is also available to the estimated 5 million Americans who are allergic to tree nuts.

Another concern for people cutting dairy is vitamin D and calcium deficiencies. Fortunately, there are foods you can add to your diet so you get these important

nutrients. Egg yolks, canned tuna and almonds are good sources of vitamin D. Spinach, kale, collards and white beans are good sources of calcium. What's more, many common grocery store items are fortified with calcium and vitamin D as well, such as breakfast cereals and orange juice. Just look at the label for more information.

There are plentiful options to eat well and go dairy-free if you have lactose sensitivities. Have fun exploring new recipes that support your nutritional needs. One that features many of these powerful dairy-free foods is a tasty smoothie you can whip up in just minutes:

GRAPEFRUIT BANANAMILK SMOOTHIE

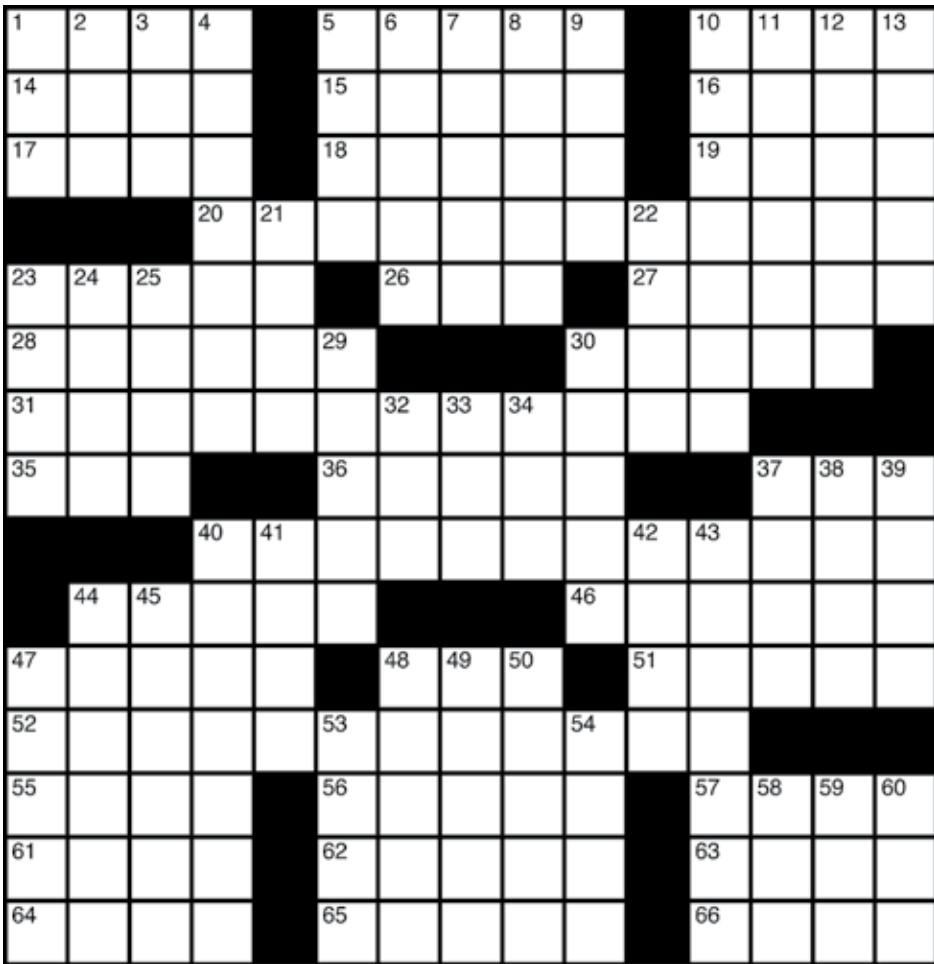
Ingredients:

- 1 deseeded grapefruit
- 1 sweet apple
- 2 handfuls of spinach
- 1 frozen banana
- 1 handful of ice
- 1/2 cup Mooala's Original Bananamilk
- Dash of fresh ginger

Directions:

Place ingredients in blender, then puree until you've reached your desired consistency. ■

CROSSWORD PUZZLE



ACROSS

- 1 Trek to Mecca
- 5 Astringent in taste
- 10 Something made on a shooting star
- 14 Brainstorm
- 15 Circus animal handler
- 16 Pot starter
- 17 1999 satire about a reality show
- 18 Erie or Cree
- 19 KOA visitor
- 20 Theoretical temperature at which molecular activity ceases
- 23 ___-and-effect
- 26 Wimbledon do-over
- 27 Quieted, with "down"
- 28 Wes in the Basketball Hall of Fame
- 30 ___ Domingo
- 31 Astronomical phenomenon
- 35 Bambi's aunt
- 36 "Mr." with Jim Backus' voice
- 37 In line for
- 40 0, 1, 2, 3, etc.
- 44 Pasty-faced
- 46 Ability spotted by a scout
- 47 Slow-moving mollusk
- 48 "___ was saying ..."

- 51 Actress Rene
- 52 Rarity for a pitcher, nowadays
- 55 Some dadaist pieces
- 56 Go to pieces
- 57 Rocker Hendrix
- 61 "The Lion King" lion
- 62 Show beyond doubt
- 63 Eve's partner
- 64 Represent unfairly
- 65 Fathered
- 66 Toy on a string

- 22 Sched. postings
- 23 Like kitten videos
- 24 Any minute, to Shakespeare
- 25 Court sports org.
- 29 Sinister spirit
- 30 Teapot feature
- 32 Western neighbor of Nev.
- 33 Size up from med.
- 34 Charged particle
- 37 Dead ends?
- 38 Coffee servers
- 39 ___ perpetua: Idaho's motto
- 40 Two-person log-cutting tool
- 41 29-Down's milieu
- 42 Schoolteacher of old
- 43 Toronto baseballer
- 44 Hooded ski jacket
- 45 Supermarket freebie
- 47 Speed-reads
- 48 Big name in arcades
- 49 Madrid mister
- 50 "Uncle!"
- 53 Actor Omar
- 54 Got a hole-in-one on
- 58 Wedding vow
- 59 Memorial Day month
- 60 "I think," in texts

DOWN

- 1 Shake a leg, quaintly
- 2 Put two and two together
- 3 Air Force One, for one
- 4 Indonesian site of a WWII naval battle
- 5 Some "Night Court" characters: Abbr.
- 6 "Silent Night," e.g.
- 7 Novelist Zola
- 8 Counter, as an argument
- 9 Author Harte
- 10 Dangerous place for an embedded journalist
- 11 Dream up
- 12 Man cave system
- 13 "The Great" Judean king
- 21 Ding-dong maker

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PUZZLE answers



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

SCRABBLE GRAMS

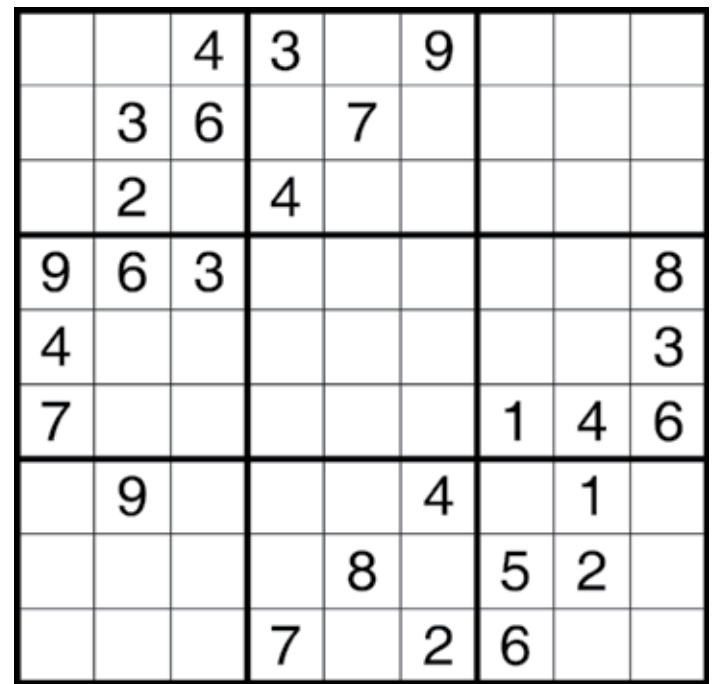
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A ₁	E ₁	O ₁	R ₁	L ₁	C ₃	N ₁	RACK 1
A ₁	A ₁	E ₁	I ₁	R ₁	R ₁	F ₄	RACK 2
A ₁	I ₁	H ₄	B ₃	T ₁	S ₁	F ₄	RACK 3
I ₁	I ₁	Y ₄	C ₃	R ₁	M ₃	M ₃	RACK 4
A ₁	E ₁	O ₁	B ₃	K ₅	L ₁	C ₃	RACK 5

PAR SCORE 265-275
BEST SCORE 337
 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

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-- Christina V. | January, 2018

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