

# YOUR SANIBEL

December 2018

## Selling Sanibel

### WHY FOLKS BUY OR DON'T BUY HOMES ON OUR ISLAND

by Jim McCallion

Susan and I own a successful boutique residential real estate brokerage on Sanibel. You know that means we sell houses, but that's not all we sell. The vast majority of our home buyers are not from this area. Before they consider buying a house here, they must first buy into our island as a whole. This puts us on the front lines of introducing Sanibel to potential new members of our community.

This is my favorite part of the job! I grew up in Southwest Florida. I spent many weekends of my youth exploring the nooks and crannies of our island on my bicycle. I collected buckets of shells, became a 'birder' and developed a deep caring for our environment by the time I was 14. I have a strong personal connection to Sanibel and when Susan and I shopped communities

for where to raise our kids, Sanibel was always at the top of the list.

Some of our customers grew up vacationing on the island and have similarly fond childhood memories, and may already be partial to our island, but many of the folks we talk to are seriously considering other

communities for their retirement or vacation homes.

I'm passionate about the unique character of Sanibel and love sharing this with others.

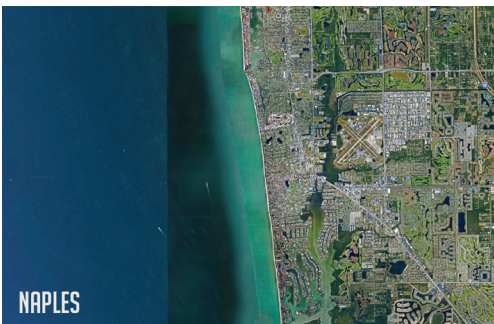
The Florida Gulf Coast has some amazing communities. From the panhandle down to the keys, there are numerous beach towns to consider for

retirement or vacation. From our experience working with buyers, here are some of the standout Sanibel Island selling points:

#### QUIET BEACHES

I have often expressed how peaceful I find Sanibel beaches and how favorably

CONTINUED ON PAGE 5



### SANIBEL EVENTS



#### Christmas Eve Beach Service

December 24,  
5:00 p.m.

Sanibel Lighthouse Beach



See The Full Sanibel Event Calendar on Page 4

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GREENFIELD, IN  
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23 Condos Sold  
22 Single Family Homes Sold

on Sanibel & Captiva  
from Sept 1st - Nov 15th



## 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 and half months. Turn the page to see what homes sold during the months of September and October through mid-November. 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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# HOUSES SOLD

## Island Sales - September 1st – November 15th

### CAPTIVA ISLAND

	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	BAYSIDE VILLAS	5102 Bayside Villas #5102	1	2	684	180	09/28/2018	\$369,000	\$345,000
	BEACH COTTAGES	1407 Beach Cottages #1407	2	2	960	63	10/24/2018	\$1,195,000	\$1,120,000
	TENNIS VILLAS	3236 Tennis Villas #3236	1	1	586	0	09/19/2018	\$309,500	\$309,500
	TENNIS VILLAS	3128 Tennis Vls #3128	1	1	586	82	09/11/2018	\$352,500	\$340,000
SINGLE FAMILY	FA LANES BAYVIEW	14860 Mango Ct	5	4	3,808	366	10/22/2018	\$1,794,000	\$1,698,500
	FROWES	16177 Captiva Dr	2	2	2,821	352	09/25/2018	\$3,395,000	\$3,250,000
	JOHN R DICKEYS	15735 Captiva Dr	4	5	4,700	1,114	10/11/2018	\$6,795,000	\$6,000,000
	JOHN R DICKEYS	15843 Captiva Dr	3	3	1,536	1,308	10/24/2018	\$5,500,000	\$4,200,000
	SUNSET CAPTIVA	48 Oster Ct	2	2	1,440	325	09/28/2018	\$839,000	\$814,000
	SUNSET CAPTIVA	44 Oster Ct	2	2	1,920	26	11/5/2018	\$1,095,000	\$1,025,000
	SUNSET CAPTIVA	38 Sea Hibiscus Ct	3	2	2,218	448	11/14/2018	\$1,049,000	\$950,000

### SANIBEL ISLAND - EAST

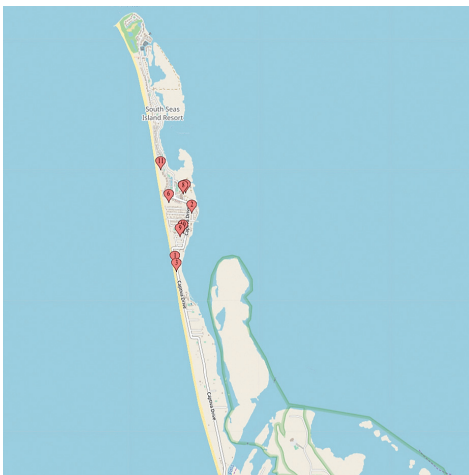
	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	COQUINA BEACH CONDO	631 Nerita St #5F	2	2	1,239	993	09/28/2018	\$495,000	\$440,000
	LOGGERHEAD CAY	979 E Gulf Dr #314	2	2	1,312	165	09/04/2018	\$569,000	\$569,000
	LOGGERHEAD CAY	979 E Gulf Dr #434	2	2	1,184	665	09/05/2018	\$629,000	\$600,000
	LOGGERHEAD CAY	979 E Gulf Dr #463	2	2	1,235	127	09/12/2018	\$499,000	\$440,000
	LOGGERHEAD CAY	979 E Gulf Dr #184	2	2	1,235	75	09/19/2018	\$789,000	\$760,000
	SEAWIND	820 E Gulf Dr #109	2	2	1,152	177	09/05/2018	\$512,500	\$487,000
	SNUG HARBOR	303 Periwinkle Way #121	3	2	1,731	52	10/19/2018	\$1,099,000	\$1,099,000
	SUNDIAL EAST	1401 Middle Gulf Dr #T-402	2	2	1,519	28	11/7/2018	\$855,000	\$800,000
	SUNDIAL WEST	1501 Middle Gulf Drive #K-105	2	2	1,416	343	09/26/2018	\$897,500	\$840,000
	SUNSET SOUTH	1340 Middle Gulf Dr #6D	2	2	1,460	56	11/13/2018	\$649,000	\$611,000
SINGLE FAMILY	DUNES SANIBEL	1043 Sand Castle Rd	3	2	1,545	499	10/24/2018	\$725,000	\$715,000
	DUNES SANIBEL	1350 Sand Castle Rd	3	2	2,448	62	11/13/2018	\$699,000	\$650,000
	SANIBEL ESTATES	734 Anchor Dr	3	2	1,447	280	09/05/2018	\$899,000	\$850,000
	SANIBEL ISLES	1718 Jewel Box Dr	3	3	2,176	8	09/18/2018	\$910,000	\$840,000
	SANIBEL ISLES	1528 San Carlos Bay Dr	3	3	2,394	325	10/23/2018	\$1,850,000	\$1,600,000
1/2 DUPLEX	DUNES SANIBEL	976 Sand Castle Rd	3	3	1,734	132	10/17/2018	\$499,000	\$485,000
	DUNES SANIBEL	1643 Sand Castle Rd	3	2	1,330	211	11/8/2018	\$528,500	\$490,000

### SANIBEL ISLAND - MID

	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
CONDOS	ATRIUM	2929 W Gulf Dr #201	3	3	1,939	180	11/1/2018	\$1,349,000	\$1,209,711
	BREAKERS WEST	3041 W Gulf Dr #A4	2	2	1,148	175	10/01/2018	\$534,000	\$529,000
	COTTAGE COLONY WEST	2255 W Gulf Dr #132	1	1	827	540	11/5/2018	\$634,900	\$610,000
	ISLAND BEACH CLUB	2265 W Gulf Dr #340D	2	2	1,350	0	09/07/2018	\$1,379,000	\$1,260,000
	ISLAND BEACH CLUB	2265 W Gulf Dr #220E	2	2	1,350	266	09/14/2018	\$899,000	\$832,000
	POINTE SANTO DE SANIBEL	2445 W Gulf Dr #B21	2	2	1,243	206	10/05/2018	\$729,000	\$675,000
	POINTE SANTO DE SANIBEL	2445 W Gulf Dr #C34	1	1	850	139	10/23/2018	\$475,000	\$450,000
	SEASHELLS OF SANIBEL	2840 W Gulf Dr #43	2	2	933	209	11/9/2018	\$329,000	\$318,000
	SPANISH CAY	1610 Middle Gulf Dr #A7	1	1	820	409	10/02/2018	\$259,000	\$245,000
SINGLE FAMILY	GUMBO LIMBO	1521 Wilton Ln	3	2	1,857	282	10/23/2018	\$759,500	\$690,000
	METES AND BOUNDS	2029 Periwinkle Way	4	3	3,143	357	10/09/2018	\$1,690,000	\$1,600,000
	SANIBEL HIGHLANDS	1717 Atlanta Plaza Dr	2	2	1,008	185	11/9/2018	\$420,000	\$395,000

### SANIBEL ISLAND - WEST

	Subdivision	Address	Beds	Baths	Sq.Ft.	DOM	Close Date	List Price	Sold Price
SINGLE FAMILY	BELLE MEADE	9240 Belding Dr	3	2	1,734	90	09/05/2018	\$535,000	\$525,000
	BELLE MEADE	9211 Dimmick Dr	3	2	1,500	83	09/27/2018	\$599,900	\$553,000
	BETTS	6093 Henderson Rd	3	2	1,412	0	11/14/2018	\$450,000	\$450,000
	GULF PINES	4239 Gulf Pines Dr	3	2	1,559	223	09/30/2018	\$695,000	\$667,500
	METES AND BOUNDS	6192 Henderson Rd	4	4	2,366	415	10/31/2018	\$1,949,000	\$1,800,000
	SANIBEL BAYOUS	5299 Umbrella Pool Rd	3	2	1,862	0	09/17/2018	\$539,000	\$470,000
	SANIBEL BAYOUS	4542 Bowen Bayou Rd	3	2	1,559	112	10/23/2018	\$479,000	\$410,000



Captiva Island



Sanibel Island

Data is taken from the Sanibel and Captiva MLS and represents the number of homes sold from September 1, 2018 - November 15, 2018.



## DEED RESTRICTIONS – ARE THEY LEGALLY (OR CONSTITUTIONALLY) BINDING?

by Susan McCallion

Dear Susan, In the mid-1950s, my parents bought a house where they lived until they moved into a retirement community in 1998. My husband and I took over the property and raised our children here; now that they're grown and gone, we decided to downsize. The house and neighborhood are well kept, so we don't expect a difficult sale. While idly flipping through the old paperwork, however, we discovered deed restrictions of which we never were aware. Most of them

seemed reasonable enough, primarily centered on preserving the mature trees and not trying to rezone the property for industrial use. But then we were horrified to find a clause forbidding sale to minorities and certain religions. Is that binding, or even legal? What about other restrictions? Do we have to mention them to potential buyers? Can we have them removed?

- Sydney

Dear Sydney, Race-based restrictions have been illegal since 1948, although since then, property owners whose neighbors shared their sentiments have gotten away with inserting them into their deeds. While it may seem odd, it's legal to write these rules into the document but illegal to enforce them.

Some stipulations seem innocuous; others might feel intrusive or even be unconstitutional. There are regulations specific to this issue. A property owner may not place restrictions that could threaten public health or violate local community or zoning laws. They also may not violate

the Fair Housing Act (1968), which protects people from discrimination based on race, color, religion, sex, disabilities, national origin or familial status; or the Americans with Disabilities Act (1990), which ensures the right to install vital amenities, such as a wheelchair ramp.

Your state may place a limit on the life of a covenant, although some jurisdictions will allow it to "run with the land," i.e., remain effective in perpetuity, binding all future owners.

Although you are required to inform the buyer of any conditions attached to the sale of the property, you don't necessarily have to tell them verbally. Usually, providing that information within the real estate documents is sufficient. However, the disclosure must be unambiguous, with no deliberate attempt at obfuscation.

Today's homebuyers are more likely to run into houses or condos on which the builders, developers or neighborhood or homeowners associations impose covenants, conditions and restrictions (CC&Rs). These can set limits ranging from acceptable exterior paint colors and types of shrubbery to forbidding

the use of chain-link fences and clotheslines.

Removing a deed restriction can get complicated. If the original owner of your house is long deceased, you may have to find the heirs (of which there may be one or a dozen). If you own a condo or a house in a newish development, you need to get in touch with the HoA and then get the OK from every homeowner in the association. In any case, you would be well served by hiring a real estate attorney who can make sure you do it right, get it in writing and make it stick.

Of course, if the prospects don't like what they see in the contract, they don't have to buy the house. When the housing market is robust, you will likely get multiple offers. Unless your place is haunted, you're sure to find someone agreeable to your terms. ■

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



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### HELPING BOTH THE BUYER & SELLER

Susan McCallion helped the owners of this charming ground-level home in the Dunes sell their home in July 2018!

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

How many buyers does she have for your island home? Visit:

[www.SusanHasTheBuyers.com](http://www.SusanHasTheBuyers.com)

to find out!



ASK SUSAN

#### YOUR SANIBEL



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# ISLAND EVENTS

## what's happening on Sanibel and Captiva



DEC 8

### BIG ARTS Concert Band Holiday Program

Nov 11 • 7 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 6

### Walk Through Bethlehem

Dec 6 • 5:00-8:00pm  
Sanibel Community Church

Experience a living re-creation of the marketplace with busy shopkeepers and the humble stable where Jesus was born. This is a free event with no reservations required. It will be opened during Sanibel's Luminary night as well.

DEC 7

### Sanibel Luminary Night

Dec 7 • 5:30pm  
Sanibel Island

Save the date on your calendars for Sanibel's 34th Annual Luminary Festival and Holiday Stroll along the shared use path. Stop by local restaurants and businesses and enjoy meeting new faces while spreading holiday cheer!

DEC 8

### Captiva Luminary Night

Dec 8 • 5:30pm  
Captiva Island

Captiva's Luminary Night is always the day after Sanibel's. Save the date for their 34th Annual Luminary Festival, a community event that brings together residents, visitors, businesses and organizations for a night of community fun, food and fellowship.

DEC 7-22

### South Seas Resort Holiday Stroll

Dec 7-22 • 6:00-9:00pm  
South Seas Island Resort

Annual Holiday Stroll to admire the picturesque marina illuminated with holiday lights and festive decorations. Enjoy live music, lights, photos with Santa, food, and ice skating each Friday & Saturday evening in December through the 22nd.

DEC 12

### BIG ARTS Chorus Holiday Concert

Dec 12 • 7:00pm  
BIG ARTS Schein Hall

Enjoy the music of the holidays with the wonderful BIG ARTS Community Chorus — an annual holiday tradition and a great way to celebrate the songs of the season.

DEC 17

### F.I.S.H Chris Coile Concert

Dec 17 • 6-7:30pm  
George & Wendy's

FISH Board Member and local Sanibel entertainer, Chris Coile, will begin his performances at George & Wendy's Seafood Grille on Tues. Dec 17 at 6:00 p.m. Concerts will run every third Tuesday of the month through March.

DEC 19

### BIG ARTS - Open Mic

Dec 19 • 7:30pm  
Strauss Theater

Join others in the community and get up on stage to express your creative spirit and talent through the spoken word. \$8.50 per person, tickets available online or at the box office.

### CHRISTMAS EVE/DAY SERVICES BY CHURCH:

#### Captiva Chapel by the Sea

Christmas Eve Service w/ Carols, 6:00pm  
Christmas Day Service, 10:00am

#### Sanibel Community Church

Christmas Eve Services:  
Contemporary w/ choir and candles, 4:00pm & 6:00pm  
Traditional w/ choir, 8:00pm  
Traditional w/ choir and Lord's Supper, 11:00pm  
No Service Christmas Day

#### Sanibel Congregational United Church of Christ

Christmas Eve Services:  
Traditional @ Lighthouse Beach, 5:00pm  
Candle Light Service @ Church, 9:00pm  
No Service Christmas Day

#### St. Michael & All Angels

Christmas Eve:  
Children's Pageant, 5:00pm  
Traditional Service, 8:00pm  
Christmas Day Service, 10:00am

#### St. Isabel Catholic Church

Christmas Eve, 5:00pm & 10:00pm  
Christmas Day, 10:00am



### Regular Island Churches and Service Times:

**Bat Yam Temple of the Island**  
Friday, 7:30pm (November - April)  
Saturday, Adult Ed 9-11:30am  
Saturday, Jewish Current Events  
11:15am-12noon

**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  
10:15am - Fellowship in Courtyard  
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, Sunday  
School

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

For a complete list of events, visit [www.YourSanibel.com](http://www.YourSanibel.com)

## Featured Home

WANT TO SEE YOUR HOME FEATURED HERE?  
GIVE US A CALL! - 239.472.1950



Price & Details: [www.430GloryCircle.com](http://www.430GloryCircle.com)

# TRANSFORMING YOUR SANIBEL HOME



**BEFORE  
& AFTER**



**BEFORE**



**AFTER**



**AFTER**

by Susan McCallion

It's a lot of fun to see what a few updates can do to change the look and feel of a home. We feel it's especially cool seeing how our clients transform the homes we help them purchase.

It's no secret that many homes on Sanibel are dated—some are even in museum quality 70's condition. It's a fixer-uppers dream! To help assist in these projects, our island supports a number of talented architects, landscapers, and interior designers.

These photos are of a Sanibel home that we sold two years ago. It had great bones and a fantastic east end location. We listed the home early April and it closed 42 days later in mid-May for 96% of asking price. That's a true testament to how nice of a property it was when it sold in 2016.

As you can see, the quality of the home has once again improved with the help of the talented local interior decorators, Linda & Dana Coin of Decorating Den Interiors. Here's proof that you don't have to totally remodel your home to achieve a new look. A change of paint color, updated flooring

and coastal furnishings refresh this home and update it to the new owners' taste.

In fact, we're doing some updates to the McCallion home over the next year or so. We started with a facelift to the lawn last year. Now we're tackling a few long overdue interior projects. We'll be happy to share our own before and after photos with you as we wrap up our projects in the future! ■

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

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## Buying in Sanibel (continued from page 1)

they compare to other locations – you probably think I'm biased (you'd be right!). So I've coined a new statistic for you analytical types: Population Per Beach Mile (PPBM).

Divide Sanibel's low population by our 15 miles of pristine beaches and you get some of the quietest shoreline in Florida. Plus, Sanibel residents get special beach access to some of the island's most beautiful stretches of sand.

### CONSERVATION AND NATURE

Key points that buyers find attractive include:

- The island is 67% conservation land, which can never be developed.
- Sanibel has no traffic signals.
- There are only two-lane streets, and some aren't even paved.
- There are 25 miles of paved shared-use paths for bikers and walkers.
- There are no high-rise condos, and never will be.

Images speak louder than words. Look at the green spaces on the satellite images (*on the front page*) to see how different Sanibel Island is compared to nearby communities.

### THE SANIBEL PLAN

Yes, we use the Sanibel Plan to sell real estate! This commitment to preservation is a unique hallmark of our community and the

core of what makes our island special.

"The people of Sanibel are sustained by the beauty and health of the Island's natural and restored habitats...Sanibel is and shall remain a barrier island sanctuary, one in which a diverse population lives in harmony with the Island's wildlife and natural habitats. The Sanibel community must be vigilant in the protection and enhancement of its sanctuary characteristics."

-The Sanibel Plan

This speaks for itself.

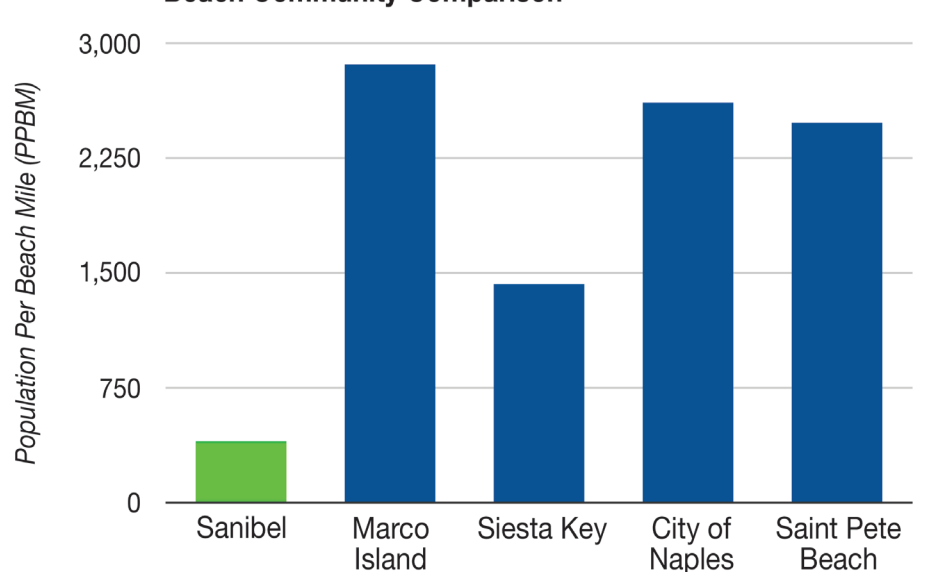
But as much as we love this place, some folks decide that another community is better fit for them. Below are some common perceptions that influence their choice:

### AGING HOMES

Our inventory of homes and condos is aging and other, more developer friendly communities, have newer and more luxurious homes. We personally love the limits on development, but some folks find living in a luxury high rise or brand new home to be more important.

Another challenge is that many homes and condos that come up for sale are in need of work or renovation. These "lovingly lived-in" homes have served their prior owners well, but homes wear and tastes change. Many buyers don't want to take on these projects, especially since they live far away.

### Beach Community Comparison



### TOO QUIET / BORING

To some (like me!) this is a huge plus, but others perceive our island to be lacking in culture and entertainment. I believe that Sanibel has a fabulous mix of community organizations and arts to get involved with. However, we are a small community and can't compare with much more urban areas.

### HIGH HOME PRICES

Property on Sanibel is not cheap. Factor in our aging homes and limited redevelopment options and many folks

opt to get 'more home for their money' by choosing another community.

We believe that the pros and cons of Sanibel Island help continue our community. Our Island attracts those folks that care about it's preservation, people less concerned will often find other communities to call home. So while Sanibel is not for everyone, for those that love it here, it is a paradise. ■

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

high-end appliances

## HIGH-TECH APPLIANCE TRENDS

### FROM THE HOUSE BEAUTIFUL WHOLE HOME PROJECT CONCEPT HOUSE

On a tree-lined street in the Brookhaven neighborhood of Atlanta, a house built with the goal of better living through design opens its doors to the public this fall. Each space was created with comfort, peace and serenity in mind, from the decluttered entryway, to the intuitive kitchen with luxurious state-of-the-art appliances designed to easily bring healthy choices to a family's nightly dinner and provide flexibility in food preparation, to the laundry room with (seemingly) space-age appliances that make the chore a breeze, to the fitness room that puts wellness at the heart of a family's life.

It's the House Beautiful Whole Home Project Concept House, a first-ever custom-built house that showcases the idea that you can decorate your way to tranquility.

"House Beautiful's Whole Home Project shows how your house can enhance the whole you: your energy, your peace, your happiness," said Carisha

Swanson, senior market editor, House Beautiful and Hearst Design Group. "This is the first-ever custom-built house that showcases ideas and innovations that feed happiness and drive well-being in every facet of our lives."

#### HERE'S A PEEK AT IMPRESSIVE APPLIANCE STAND-OUTS IN THE CONCEPT HOUSE:

**Kitchen:** Luxury kitchen appliance brand Signature Kitchen Suite was chosen to showcase ingenious, purposefully designed tools crafted to respect our authentic connection to food. There's the 36-inch Built-in French Door Refrigerator, with its convertible middle drawer featuring five temperature zones to choose from, offering the easiest of ways to maintain freshness and the integrity of everything you put in it.

But the real heart of the space is the new 48-inch Dual-Fuel Pro-Range. If you're a home chef, this range will take



your breath away; but for a "Technicurean," or someone who is passionate about cooking and innovation, it just might bring a tear to your eye. Here are the highlights of this award-winning range:

**Built-in sous vide:** Once limited to the pros, sous vide is a cooking technique that utilizes precise temperature control to deliver consistent, restaurant-quality results. This is the industry's first built-in sous vide home range. Home chefs can achieve professional-level results and capture the full, true flavor of foods.

**Power up or simmer down:** Two burners can deliver 23K BTU of horsepower for better searing and quick stir-frying. Two burners simmer down to as low as 100 degrees to prepare sauces and sugary confections. All grates are dual-action for added ease.

**Two-zone induction:** When the recipe calls for instant temperatures and precision control, two induction zones meet the need.

**True Combi-Steam:** The 18-inch oven combines steam

and convection cooking for gourmet results.

**Wi-Fi-enabled:** Through the touch of a button on the Signature Kitchen Suite app for Android and iOS devices, users can enjoy the benefits of smart functionality like preheating the oven remotely.

**Laundry:** Make the "Ultimate Laundry Room" that helps tackle all your laundry needs so you can wash every week and refresh every day. Running loads of laundry isn't everyone's favorite chore, but these new appliances from LG Electronics give it some high-tech fun, and more importantly, make the process more efficient and effective. Here are a few standouts:

**LG TWINWash System with LG Sidekick:** This two-in-one powerhouse cuts up to 30 minutes off your washing time with TurboWash technology. But it's the LG Sidekick that packs the punch. It's a secondary mini-washer that sits beneath the main washer and is designed for small loads. Have a basket of whites with one red shirt? No problem. Pop the shirt into

the Sidekick and run both loads at once - or run them separately.

**LG Styler:** A first-of-its-kind steam clothing care system and the only certified as asthma and allergy friendly by Asthma and Allergy Foundation of America, LG Styler reduces wrinkles and odor, sanitizes and refreshes garments with the fastest cycle on the market today - as little as 20 minutes. It's a slim closet-like unit that uses pure steam (no chemicals!) to refresh, de-wrinkle and deodorize your clothes between cleanings. It also works with other items like bedding and sportswear. So, that raggedy old stuffed animal your toddler won't put down ... ever? Pop that into the Styler and it'll be fresh, clean and sanitized.

Are they enabled with Wi-Fi? Oui-oui! Together, along with the companion dryer, they create the ultimate laundry room.

After the public showing, the Whole Home Project Concept House will be put up for sale. You can read all about it in House Beautiful's November 2018 issue. ■

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# To Mow or Go Faux?

THE YARD



Putting Green



Decorative Patios and Pool Decks



Putting Green



Turf Over Septic

by Leigh Gevelinger

Are you concerned with the amount of fertilizer and pesticides required to keep your lawn green and pest free? Do you want to have a smaller impact on the water quality? Have you recently replaced your lawn only to have it eaten to the root by rabbits?

If you are experiencing one or more of the concerns listed above, it may be time to consider going faux. By faux, I am referring to artificial turf! Let me dispel some of the stereotypes regarding artificial turf...

### STEREOTYPE: ARTIFICIAL TURF WILL LOOK FAKE

While true in years past, this is no longer the case with a wide variety of types and colors of artificial turf on the market today. Artificial turf blades are now engineered in the shape of a 'V' or 'W' pattern to reduce the reflection from the sun. A layer of 'thatch' is now incorporated into the turf and varying shades of brown and green appear more realistic. Get a good product installed by a skilled technician and most people will just notice that your lawn looks great.

### Benefits of Artificial Turf

#### 1. Requires Minimal Maintenance

No need for irrigation, mowing, pest control, weeding or fertilization. Artificial turf will remain green in shady areas,

reducing the need to thin overhead canopy or install irrigation.

#### 2. Pest and Disease Resistant

Artificial turf is not susceptible to common sod problems including chinch bugs, nematodes, brown patch fungus, dollar weed and rabbit damage.

#### 3. Durable and Long-Lasting

With proper base preparation and installation, artificial turf can last for up to 15 years. Plus, many companies offer a warranty on the coloration and durability of the turf.

#### LIMITATIONS OF ARTIFICIAL TURF

So I've mentioned the benefits, but what are the limitations of artificial turf? On a hot day, in full sun, artificial turf may heat to 40 degrees warmer than natural sod. However, many turf companies offer a water base gel spray that can be sprayed on the turf to keep temperatures cooler under foot.

Initially, artificial turf has a high price point for installation in comparison to Floratam or Zoysia sod. However, the maintenance cost savings of mowing, fertilization, pest control and weekly irrigation are significant and should be factored into your overall price comparison.

#### 5 Common Uses for Artificial Turf

##### 1. Decorative Patios and Pool Decks

Artificial turf in a patio or pool area can be a clean and durable solution. No mowing means no clippings migrating into the pool.

#### 2. Creative Driveway Designs

Green is "in" – artificial turf designs and large patterns are now being incorporated into driveways to reduce the amount of hardscape and to soften the approach to the front door.

#### 3. Outdoor Putting Greens & Sporting Areas

Putt in your yard? Having outdoor putting and chipping greens are increasing in popularity in residential yards, as are bocce ball courts and children's play areas.

#### 4. Pet Friendly Areas

If you have a Zoysia grass lawn, you may well be aware of the areas where your pet likes to frequent due to tell-tail yellow patches in the sod. Some pets have allergies to natural sod. There are artificial turf blends that have been developed specifically for pet use which have a different texture, lower pile thickness and blade height.

#### 5. Septic Drain Field Use

On a recent project, we were successful in receiving approval of artificial turf over a septic drain field by the State of Florida Health Department. This is a great way to

stabilize the drain field, requires minimal to no maintenance, no mowing and allows for infiltration of rainwater like sod or groundcover would without the concern of root buildup.

#### A MUST KNOW BEFORE YOU GO FAUX

Artificial turf within the City of Sanibel, is not equal to sod in terms of developed area on the property. As artificial turf is a synthetic material on top of a compacted sand base, it is considered developed area and counted as such on residential properties. Before doing anything, it is wise to consult with a professional who is familiar with the City of Sanibel Land Development Code prior to installing artificial turf on your property. ■



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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.*

# 5 SECRETS TO BREWING THE PERFECT CUP OF COFFEE AT HOME

TIPS

A cup of steaming rich coffee is one of life's simple pleasures, especially if you have some extra time to linger over those roasty aromas and flavors at your favorite coffee shop.

The good news is you don't have to be a barista to achieve the same results at home. Apply these expert secrets to unlocking the full potential of your favorite coffee bean to make perfectly balanced yet flavorful java.

Even if you elect to try just one or two of these tips, getting your daily caffeine fix will feel more like a special weekend treat.

## STEP ONE: ALWAYS GO WITH THE FRESHEST BEANS YOU CAN FIND

Coffee connoisseurs will differ as to whether a light roast or dark tastes best, but all agree on the power of starting with fresh beans. Before you measure and grind, give them a visual inspection. They should be glossy in appearance, keeping in mind that darker roasts give off more sheen than light roast or decaffeinated beans do.

## STEP TWO: ACHIEVE BALANCE WITH A FOOD SCALE

As a rule, you'll need 2 tablespoons of ground coffee for every 6 ounces of water used. However, if you have a food scale, getting into the habit of weighing beans

instead of using the scoop ensures more consistent results. As a rule, 2 tablespoons amounts to 10.6 grams; from there, you may adjust up and down slightly until you find the perfect balance that pleases your taste buds. Because freshly ground beans are more flavorful than stale, take care to grind only what's needed per batch.

## STEP THREE: UNLOCK THE MAGIC OF SPICES

To curate your cup with unique flavors and aromas, try adding Simply Organic Pre-Brew Spice Blends, a pre-cut blend of organic spices,

to your ground coffee beans before brewing. Whether you opt for the warmth of ginger and clove in Pumpkin Spices or rise and shine with the cinnamon and anise in Awaken Spices, any brewing method makes a perfectly spiced cup free of sugars and additives. To discover how to create your favorite coffee-shop treat right at home, visit [SimplyOrganic.com](http://SimplyOrganic.com).

## STEP FOUR: NOT TOO HOT!

If you're using a coffee maker, you won't have much control over water temperature. If you're using

a French press or pour-over coffee maker, keep in mind that boiling water makes bitter coffee. When you put the kettle on, use a thermometer to make sure the water gets to a range of 195 to 205 degrees Fahrenheit before it makes contact with the ground coffee. Finally, if you're using tap water, consider filtering it first. Things like chlorine and water softening agents can get in the way of those rich, subtle flavor profiles.

## STEP FIVE: SERVING UP THE PERFECT CUP

Coffee is best when enjoyed freshly brewed. At this point,

you can further customize your cup by adding sweetener and dairy. To achieve a more unique flavor, experiment with honey, agave nectar or even maple syrup. To create a latte at home, you don't need an espresso machine to make frothed milk. Everyday kitchen tools like a blender, a whisk or a mixer can help you achieve the thick, foamy texture you love.

In every coffee bean, rich and complex flavors await. Put these tips into practice and you'll soon be sipping your way to bliss. ■

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## WOLFGANG PUCK



## CHICKEN PICCATA WITH LEMON-CAPER SAUCE

First, butterfly each chicken breast half: Place the breast half on a cutting board and, starting along the thickest lengthwise edge, use a sharp knife to cut horizontally partway through the breast until you can open it up into a butterfly shape.

Place the butterflied breast between two pieces of lightly oiled plastic wrap, and pound with a meat mallet to a uniform thickness of about 1/4 inch.

Season the chicken on both sides with salt and pepper. Spread the flour on a dinner plate and dredge both sides of each butterflied breast in flour, shaking off the excess.

Heat a large saute pan over medium-high heat. Add enough of the oil to form a thin, even layer and, when it's hot enough to shimmer slightly, add the chicken, working in batches if necessary to avoid crowding the pan. Cook each piece until light golden-brown, about 2 minutes per side, then remove it and set it aside. Add more oil to the pan as needed.

Pour off any oil remaining in the pan and add 2 tablespoons of the butter. As soon as it melts, add the garlic and, the moment the garlic begins to turn very light golden, add the wine and stir and scrape with a wooden spoon to deglaze the pan deposits. Add the chicken stock, lemon juice and capers. Reduce the heat to maintain a simmer, and use a whisk to briskly stir in the rest of the butter a few pieces at a time to form a creamy sauce. Continue simmering and stirring until the sauce is thick enough to coat the back of a spoon. Taste the sauce and adjust the seasoning, if needed, with salt and pepper. Stir in the parsley.

Return all the chicken to the pan, and turn it in the sauce to warm through. Transfer the chicken to heated serving plates, spooning the sauce and capers evenly over each portion. Garnish with lemon slices, if desired, and serve with sauteed baby spinach. *Serves 4.* ■

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## INGREDIENTS

- 4 boneless, skinless chicken breast halves
- 1/2 cup extra-virgin olive oil, plus extra as needed
- Kosher salt
- Freshly ground black pepper
- 1/4 cup all-purpose flour
- 4 tablespoons unsalted butter, cut into 1/2-tablespoon pieces
- 2 tablespoons garlic minced garlic
- 1/2 cup white wine
- 1/2 cup good-quality canned chicken stock or broth
- 2 tablespoon freshly squeezed lemon juice
- 4 teaspoons capers, drained
- 2 tablespoons Italian parsley, finely chopped
- Lemon slices, optional garnish





# NEW ESTATE TAX LAW EXEMPTION AMOUNTS

by Hood Craddock, CPA,  
Director of Family Office  
Services The Sanibel Captiva  
Trust Company

The Tax Cuts and Jobs Act signed into law by President Trump last Dec. 22 ushered in significant changes to the wealth transfer tax system. The sharp increase in the federal exemption amount means that older wills and trusts may be in need of an update. The law also opens new opportunities for estate-planning techniques as well as possible ways to save on future income taxes for your heirs.

What has changed? As of Jan. 1, 2018 and up until the new law sunsets on Dec. 31, 2025 the federal estate, gift, and generation-skipping tax exemption amounts have increased to \$11,180,000 per individual (\$22,360,000 for a married couple), more than doubling the previous exemption in 2017 of \$5,490,000 per individual (\$10,980,000 per couple). The tax on assets in excess of these amounts remains at 40%. The graph here shows the gradual change in the

exemption over the past 15 years and its planned sharp decrease in 2026.

## CONSIDER MAKING LIFETIME GIFTS AND CREATING TRUSTS NOW

A married couple can now transfer \$22.4 million during their lifetimes with no additional wealth transfer tax. Consider moving assets out of your estate now in order to use your federal gift-tax exemption instead of waiting to use your federal estate tax exemption at death. Any gifts made now will be grandfathered against the exemption coming back down in 2026. There are many estate planning techniques that can be used to get the most out of the new exemption, including generation-skipping trusts,

spousal lifetime access trusts (SLATs), grantor retained annuity trusts (GRATs), intentionally defective grantor trusts (IDGTs), as well as others.

## INCOME TAX CONSIDERATIONS

Assets removed from your estate with the above techniques can miss out on a big income tax break, however. When passed directly to heirs after death, assets such as stocks, bonds and real estate get a “step-up” in cost basis to the market value on the day the owner died – so heirs selling those assets would pay income tax only on appreciation after the date of death. Assets gifted today, in contrast, don’t get the basis step-up. Therefore, individuals or couples who

have total estate assets below the new exemption amounts may want to consider leaving those in their estate - being cautious, of course, that the exemption is scheduled to be reduced again in 2026.

## OTHER CONSIDERATIONS

Many existing wills and trusts include a provision funding a credit shelter trust or by-pass trust with the maximum current exemption amount. These amounts may not have been available to the spouse at death of the grantor. Therefore, these documents may need to be amended given the size of the new exemption amounts. Consider, too, that certain states do not follow the new federal law when assessing their respective state estate taxes. Any new gifting may still create taxes in states that have their own estate tax.

There are many factors to consider when applying the new estate tax provisions. As part of our comprehensive wealth planning, the Trust Company can bring together your attorney, CPA, and other planners to take advantage of these new laws, transfer the optimum amount out of

your estate, achieving positive outcomes for your family and heirs. ■

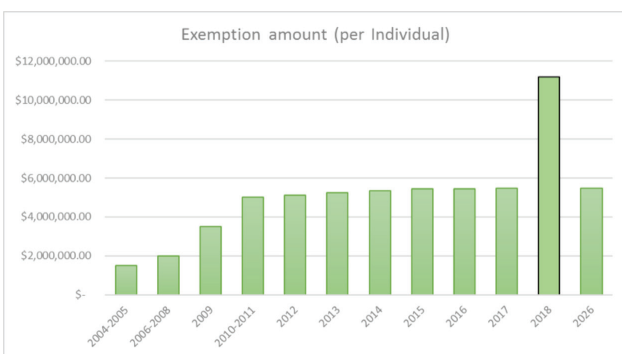
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## About The Sanibel Captiva Trust Company

The Sanibel Captiva Trust Company is an independent trust company with \$2 billion in assets under management that provides family office and wealth management services, including investment management, trust administration and

financial counsel 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. Each portfolio is separately managed and customized specifically to the client’s yield and cash-flow requirements. The Naples Trust Company and The Tampa Bay Trust Company are divisions of The Sanibel Captiva Trust Company. Offices in Sanibel-Captiva, Naples, Tampa, Belleair and Winter Haven. [www.sancaptrustco.com](http://www.sancaptrustco.com)

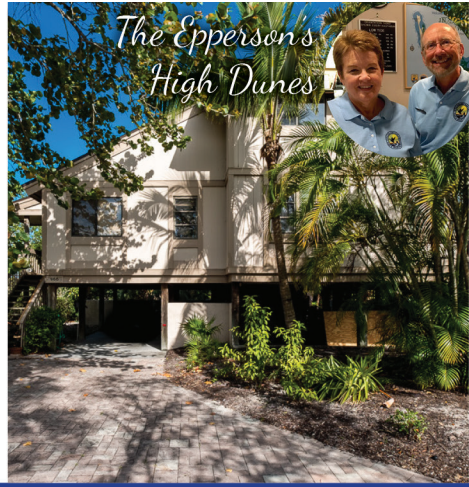


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Trust Company  
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# COMMUNITY



*The Madda's  
Sanibel Shores*



*The Epperson's  
High Dunes*



*The Lamb's  
Sanibel Seaview*

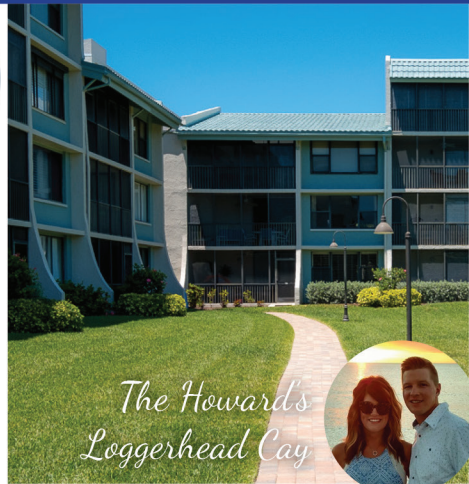


## Neighbors, Not Numbers

Meet some of your new neighbors that joined the Sanibel & Captiva community in 2018 courtesy of McCallion & McCallion Realty!



*The Bolz's  
Sanibel Estates*



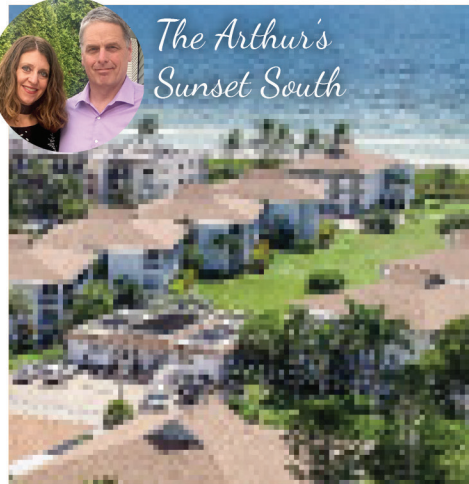
*The Howards  
Loggerhead Cay*



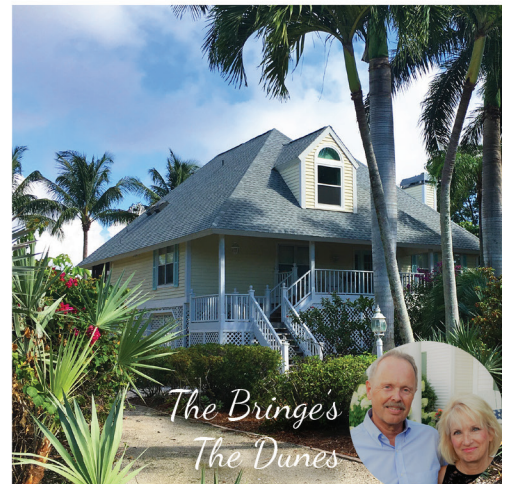
*The Jarrells  
Seagull Estates*



*The Martins  
Seawind*



*The Arthur's  
Sunset South*



*The Bringes  
The Dunes*



*The Stoneback's  
Near Wulfert*



*The Fishburn's  
Sunset South*



*The Urfer's  
Sundial West*



*The Scotts  
Spanish Cay*



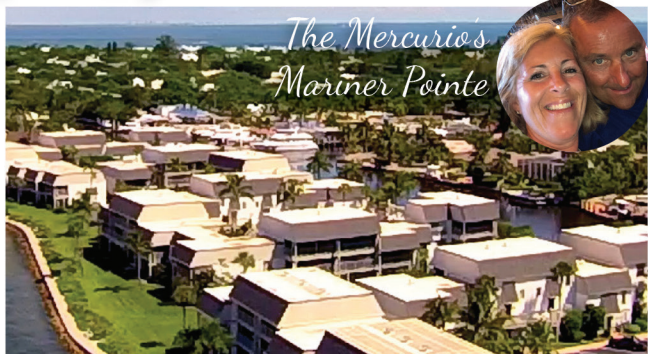
*The Roger's  
Punta Rassa*



*The Lees  
Gulf Pines*



*The Musselman's  
Seawind II*



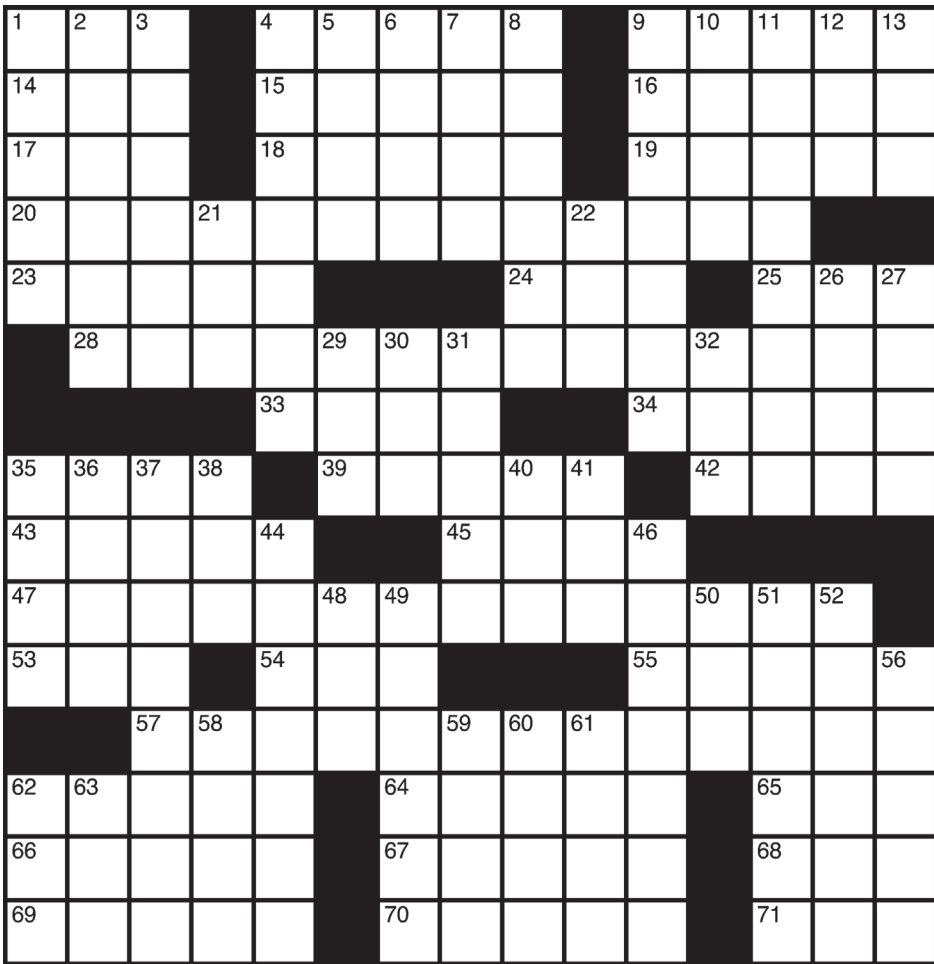
*The Mercurio's  
Mariner Pointe*



*Barb McCullough  
Beachview CC*



# CROSSWORD PUZZLE



## ACROSS

- 1 Scale readings: Abbr.
- 4 Pau or Marc of the NBA
- 9 Roofing material
- 14 Snicker syllable
- 15 Essential acid, familiarly
- 16 Online cash-back deal
- 17 WSW's opposite
- 18 Giveaway bags
- 19 Lone Star State
- 20 Painful reality that one doesn't want to face
- 23 Bite-sized fish dish
- 24 Bond creator Fleming
- 25 "I thought so!"
- 28 Close enough to share intimate secrets
- 33 Didn't toss out
- 34 Vigilant
- 35 2015 award for Steph Curry
- 39 Have a craving (for)
- 42 Crucifix letters
- 43 Skin irritations
- 45 Slips that promise payment
- 47 Features of many mountain roads
- 53 Walk-\_\_: small roles
- 54 British ref. work
- 55 March b-ball tournneys, casually
- 57 1984 #1 hit for Cyndi Lauper

- 62 Nest sound
- 64 Start to type?
- 65 Chaney of horror films
- 66 Tapered boat
- 67 Five minutes past a quarter of
- 68 "Patience \_\_ virtue"
- 69 Use up money
- 70 Cook, as mussels
- 71 Body art, briefly ... and, initially, a hint to this puzzle's four longest answers

- 26 Münster mister
- 27 Italian wine region
- 29 \_\_ lime pie
- 30 Big primate
- 31 Laundry day target
- 32 Quarterback Manning
- 35 This, in Spain
- 36 Scattered, as seed
- 37 Uncorrupted
- 38 "Of course!"
- 40 Angler's pole
- 41 Cashew or almond
- 44 Trod heavily
- 46 Solarium
- 48 Set eyes on
- 49 Responds well to change
- 50 Sales slip: Abbr.
- 51 Stick the landing, say
- 52 Stuffed Indian pastry
- 56 Parisian political body
- 58 Get the creases out of
- 59 Stew (over)
- 60 "When you hear the \_\_, please leave your message"
- 61 Jazzy James
- 62 Emails a dupe to
- 63 WWII General \_\_ Arnold

## DOWN

- 1 Stimulates, as an appetite
- 2 Basic training command
- 3 "Good grief!"
- 4 London airport
- 5 "I \_\_ the opinion ..."
- 6 In \_\_: unmoved
- 7 New law student
- 8 Went berserk
- 9 Porky Pig's girlfriend
- 10 "Yeah, right!"
- 11 Financial shelter
- 12 Windy City "L" operator: Abbr.
- 13 Stag party attendees
- 21 23-Across tuna
- 22 Cheering word

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## PUZZLE answers



1	2	3	4	5	6	7	8	9	10	11	12	13
14			15					16				
17			18					19				
20			21					22				
23							24			25	26	27
	28				29	30	31			32		
			33						34			
35	36	37	38		39			40	41		42	
43			44			45			46			
47					48	49				50	51	52
53			54						55			56
	57	58				59	60	61				
62	63					64					65	
66						67					68	
69						70					71	

## SCRABBLE GRAMS

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A <sub>1</sub>	E <sub>1</sub>	T <sub>1</sub>	S <sub>1</sub>	N <sub>1</sub>	W <sub>4</sub>	N <sub>1</sub>	
A <sub>1</sub>	E <sub>1</sub>	O <sub>1</sub>	U <sub>1</sub>	T <sub>1</sub>	T <sub>1</sub>	D <sub>2</sub>	
A <sub>1</sub>	E <sub>1</sub>	M <sub>3</sub>	R <sub>1</sub>	D <sub>2</sub>	H <sub>4</sub>	N <sub>1</sub>	2nd Letter Triple
A <sub>1</sub>	I <sub>1</sub>	Y <sub>4</sub>	D <sub>2</sub>	N <sub>1</sub>	W <sub>4</sub>	W <sub>4</sub>	
A <sub>1</sub>	I <sub>1</sub>	Y <sub>4</sub>	L <sub>1</sub>	P <sub>3</sub>	S <sub>1</sub>	D <sub>2</sub>	Double Word Score

PAR SCORE 260-270  
**BEST SCORE 326**  
 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](mailto:NASPA-North American SCRABBLE Players Association info@scrabbleplayers.org). Visit our website-[www.scrabbleplayers.org](http://www.scrabbleplayers.org). For puzzle inquiries contact [scrgrams@gmail.com](mailto:scrgrams@gmail.com)

# Sudoku

created by Crosswords Ltd.

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

## What Island Residents Say About Susan...

★★★★★ Highly likely to recommend



07/26/2018  
 Sold a Single Family home in 2018 in Sanibel, FL

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

Susan and her team were crazy good communicators throughout our entire listing and home sale. Even when she was out of the country with her family, Susan stayed in touch. We had all the details and numbers we needed to make the best decisions for our property. I will highly recommend the McCallion Team in the future.

- Tisa and John



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**M & CALLION**  
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**IF YOU WANT SOMETHING DONE,  
ASK A BUSY PERSON.  
- LUCILLE BALL**



**...LIKE ONE WITH A BIG FAMILY, GROWING BUSINESS  
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**74 HOMES SOLD**  
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South Fort Myers  
Boat Slip & Lift, Lake View  
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**But Don't Take It From Us! Here's What Our Clients Say...**

★★★★★ **Highly likely to recommend**



Selling your home in a vacation market is different from your usual housing market. Timing, marketing channels, pricing strategies - they're all different. The McCallion team understands this market well, and has a good approach to capture the widest interest. They helped us make a good deal on our home.

-- Dale & Sandy | July, 2018

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