



# Waterfront Equity & Investment Property Wizard Pinellas Beaches & Commercial

Vol.05- 19

**YOUR "FINEST REAL ESTATE EXPERIENCE"...GUARANTEED!**

**Donna Reichenbach, GRI, CIPS, TRC, MRP**  
**Waterfront Property Specialist**  
**DonnaReichenbach@topproducer.com**  
**727.492.9995**

**Michael Reichenbach, CCIM, SFR,**  
**CIPS, TRC**  
**Commercial Broker Associate**  
**MReichenbach@CCIM.net**  
**727.641.5918**



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## From Mike...

Summer is coming soon. School is about out and soon we will be in the heart of summer with the rainy season upon us. For those that have lived here a long time, we have learned that the summer rains are generally short and cool down the days. We know when the rains will come at 1:00, and when they will come at 4:00, we can generally plan around them. In the days when people used to sit on the front lawn instead of the back yards it was fun to see the rain fall on one side of the street and not the other. We know it gets just as hot in DC and the Midwest as it does here and while Northerners may complain about the humidity, Floridians learned moisture is good for skin and pools and the beaches are a great way to cool down.

Now it is still spring time, and it is a great time to get out, around and about, before the heat hits highs where air conditioning is the norm. Numerous Florida gardens are just a short ride away. A time to decompress and take it a little slower, even if for only a few hours. Whether it is our local Sunken gardens, Largo's Florida Botanical Gardens or a day trip to Bok Tower Gardens, Sarasota's Marie Selby Gardens or even a jaunt to Fort Myer's Edison and Ford Winter Estates, you can fully

enjoy the colors, the smells, and the peace and the tranquility of nature.

When it comes to the beaches, none are better than our own, and while some need to pack up the car with the lawn chairs, coolers and make a day of it, you can take a short walk or ride and join your friends for a relaxing sunset with favorite beverage and still be home for evening.

Short trips will get you to Florida's inland rivers, springs and streams with plenty of shade and many ways to enjoy Florida. Canoeing, kayaking, paddle boarding or hiking as well as swimming can add a memorable experience to your year.

Some of the tourists have left and it may be a great time to visit Zoo Tampa, or one of our local Marine Aquariums in Clearwater, Tampa or Sarasota. Each of these institutions do great work rehabbing, caring for, and releasing once injured marine animals and sea birds, and deserve our support.

For those liking people around, numerous Festivals, Fairs, Expositions and Street and Art Events are around to fill a few hours while the weather is so good. Enjoy the Spring.

# Pinellas Beach Real Estate Statistics May, 2019

Item	Detail
• Residential Properties Madeira Beach	95 Properties Active and 22 Sold in April <ul style="list-style-type: none"><li>• \$411/SF asked in MB for Active Listings and \$361/SF accepted for Sold Listings.</li></ul>
• Residential Properties Treasure Island	124 Properties Active and 42 Sold in April <ul style="list-style-type: none"><li>• \$393/SF asked in TI for Active Listings and \$361/SF accepted for Sold Listings</li></ul>
• Residential Properties in the 3 Redingtons	86 Properties Active and 18 Sold in April <ul style="list-style-type: none"><li>• \$417/SF asked in Redingtons for Active Listings and \$398/SF accepted for Sold Listings</li></ul>
• Residential Properties in St Pete Beach	160 Properties Active and 44 Sold in April <ul style="list-style-type: none"><li>• \$429/SF asked in St Pete Beach for Active Listings and \$341/SF accepted for Sold Listings</li></ul>
• Residential Properties in Indian Shores/Rocks	134 Properties Active and 38 Sold in April <ul style="list-style-type: none"><li>• \$454/SF asked in Indian Shore &amp; Rocks for Active Listings and \$341/SF accepted for Sold Listings</li></ul>
• Residential Properties in Belleair Bch & Shore	26 Properties Active and 7 Sold in April <ul style="list-style-type: none"><li>• \$428/SF asked in Belleair Bch &amp; Shore for Active Listings and \$356/SF accepted for Sold Listings</li></ul>
• Residential Properties in Clearwater Bch/Island Est	320 Properties Active and 57 Sold in April <ul style="list-style-type: none"><li>• \$450/SF asked in Clear. Bch for Active Listings and \$372/SF accepted for Sold Listings</li></ul>
• Residential Properties in Tierra Verde/Isla Del Sol	164 Properties Active and 53 Sold in April <ul style="list-style-type: none"><li>• \$323/SF asked in Tierra Verde for Active Listings and \$298/SF accepted for Sold Listings</li></ul>
• Multi Family Properties Pinellas Barrier Islands	40 Properties Active and 9 Sold in April <ul style="list-style-type: none"><li>• \$455/SF asked for Multi-Family Active Listings and \$278/SF accepted for Sold Listings</li></ul>
• Commercial Properties Pinellas Beaches for sale	30 Properties Active and 2 sold in April <ul style="list-style-type: none"><li>• \$439/SF asked for Listings and \$264/SF accepted for Sold Listings.</li></ul>

Statistics per MLS as of 5/13/2019

From a Postcard - What was it and what is this now?



First correct answer wins a \$25.00 Gift Certificate, Email us at [MReichenbach@ccim.net](mailto:MReichenbach@ccim.net)

(Real Estate Professionals are not eligible to win)

# Beach Properties



**U7852787    505 Lillian Dr, Madeira Beach    \$1,899,000**

This custom-built, "Certified Florida Green Home" lives on ground level, built above the flood plain offering prestigious living in a limited access community. Combining the finest details and appointments throughout and gracious outdoor living with covered lanais, pool, an outdoor kitchen and breathtaking views across the Bay, this large 0.41 acre estate will exceed your expectations. Your entry through elegant lead glass doors provides a magnificent view to the great room with 12' + ceilings, through 20' disappearing sliders to the lanai, a pool table and designed for your largest parties. The stunning gourmet kitchen with granite, custom wood cabinets, gas range, double oven and stainless appliances is accented with a tray ceiling, hidden pantry and breakfast nook overlooking the pool and more.



**U8043296    573 Johns Pass Ave, Madeira Beach    \$850,000**

LIVE THE DREAM. This 3 bedroom 2 1/2 bath waterfront home offers magnificent views across the bay. Totally updated in 2004 with new seawall, windows and more, expanded to 2,600+HSF, this home offers updated electric, kitchen, baths and expanded living so that you too can enjoy the very best in Florida living. All on one floor, so you have direct views, no stairs and can enjoy the outdoors as well as the indoors with modern conveniences to make life fun



**Price Reduced**

**U8035807    17854 Lee Ave, Redington Shores 202    \$799,000**

Direct Gulf front 3 bedroom, 2 1/2 Bath Condo with an updated kitchen and updated bathrooms. This small 8 unit complex features gated entry, large pool, and direct Gulf views from Living and Master with a 35' balcony. Underground parking space, with storage unit at ground level and 2nd floor for convenience and easy living. 1,786 HSF of space and you too can LIVE THE DREAM.



**The Harbor Condos at Town Center    From \$502,810**

Pre-Construction. To be built. The Harbor at Town Center is home to unrivaled resort style condos that provide the pet friendly "island life" that you've been dreaming of. You'll enjoy first class construction, luxury amenities, privacy, security & entertainment. This resort style living is nestled on a protected harbor within a few hundred yards of one of the most spectacular beaches in the World.



**U8037848    541 Normandy Drive, Madeira Beach    \$510,000**

Enjoy great waterfront living indoors and out, see the dolphin swimming, enjoy the yard along your 57' deep water canal just minutes from Johns Pass. This 3 Bedroom - 2 Bath home has an updated kitchen with quartz counters, tile floors, 2018 high efficiency programable A/C, full house water filtration system, a great outdoor porch and a great floorplan. This deep-water canal is ideal for all your toys with water and electric at the dock, and there is plenty of room for a pool in the fenced in yard

**T2832240    13115 Gulf Blvd 1403, MADEIRA BEACH    \$272,900**

Pre-Construction. To be built. Madeira Bay resort is the ultimate property to own. Located at the northern tip of Johns Pass Village one of the most visited attractions in Florida with shops, restaurants, bars, fishing charters, jet ski rentals, parasail boats etc.. Everything you could imagine for the ideal vacation right at your door step. This resort condo provides the best of all worlds. A place to come and enjoy when you want to and on site rental management for rentals for when you're not here



**Pending**

# Web Sites to keep close:

## Government Web Sites:

### State of Florida:

<http://www.myflorida.com/>

### City of Madeira Beach:

<http://madeirabeachfl.gov/>

### Pinellas County:

<http://www.pinellascounty.org/>

### Post Office Change of Address:

<https://moversguide.usps.com/mgo/disclaimer?referral=MG83>

### Pinellas County to file for Homestead Exemption:

<https://www.pcpao.org/>

## To Track and Order Services:

### Duke Energy (for electric):

<https://www.duke-energy.com/home/start-stop-move>

### Pinellas County Water & Sewer:

<https://myutilities-eaccount.utilitiesbp.com/PCUSSP/index.aspx>

### Trash / Recycling Pick Up – Madeira Beach:

<http://madeirabeachfl.gov/public-works/>

### Parking Passes for Residents:

<http://madeirabeachfl.gov/parking-information/>

### Spectrum Cable:

<https://www.spectrum.com/services/florida/pinellas-county>

### Frontier Internet:

<https://internet.frontier.com/d/plans-pricing.html>

### Newspaper:

<http://www.tampabay.com/>

## and also:

Tides & Weather: <https://tides4fishing.com/us/florida-gulf-coast/madeira-beach-causeway>

Twitter Account: <https://twitter.com/Madeirabeachfla>

Instagram Account: <https://www.instagram.com/Madeirabeachfla/>

Facebook Account: <https://www.facebook.com/MadeiraBeachFLA/>

# Mainland Properties



**U8025927    1535 Connecticut Ave, St Petersburg    \$360,000**

This remodeled home features all the elements of today's fine living with stone tile floors, an open plan, a great chef's stainless kitchen with French Door fridge, double ovens, 5 burner stove top, dishwasher and wine fridge among marble counters with updated cabinets. All opening across a large island to the comfortable living room and dining area with another large room adjacent and open for fine dining or entertainment. Master bedroom is en-suite, and 2 more bedrooms share an updated bathroom with tub. The large garage is supplemented with a large 10 x 14 shed.



**U8021357    1130 5th Ave NE, Largo    \$228,000**

Enjoy the very best in Florida living in this lovely block constructed home offering 2 bedrooms 2 baths, a large living-dining area with a bonus family room or potential 3rd BR. Just installed new flooring, updated bathroom, paint and an open kitchen with wooden cabinets, flat top range, dishwasher, side by side fridge and disposal will provide easy living. A 13 SEAR A/C, indoor utility, newer windows and sliding doors and the 2-car garage further improve efficiency and costs. A scenic lake view from the front reminds you of the tranquility of this great family neighborhood. Fully fenced in yard and easy access to all of Pinellas. The location will make you feel safe and secure. The nearby Highland Recreation complex is a block away.



**U8015025    136 83rd Avenue, St Petersburg    \$205,000**

Located close to downtown and Gandy's access to Tampa this, well maintained 3 bedroom—2 bath home offers you a number of alternatives. Either as a first home or investment opportunity, this home may be great fit. With 1,558 HSF and 1,654 TSF there is plenty of room for a family. Wood and tile floors throughout and an entirely new AC system. A large screened in back porch and a master with a bonus office or suite offer even more comfortable living at a reasonable price. The spacious fenced in yard provide security and room for a family.

**U8044580    8160 Robin Road, Seminole    \$165,000**

This charming 2 bedroom home is well on its way to becoming a great starter home or investment property. An open floor plan provides a great room and with new porcelain and tile floors throughout the living areas, maintenance is easy. 2011 Roof, well-functioning central A/C, irrigation well and an extra large ¼ Acre + fenced in lot as well as solid block and stucco construction provide the foundation of great Florida living. Seller is offering a \$5,000 credit to a Buyer to complete the kitchen to their tastes.

**Pending**

## Commercial & Development Parcels



**U8003366    22 Acre Parcel S Terrace & Bingham    \$475,000**

These 2 adjoining parcels offer a developer the unique opportunity for development or a complete community overlooking Eagle Lake. These parcels have 15.79 acres + 7.08 acres of medium and low density residential zoning per the City now. Well laid out with varying potential for lot sales or a new home development, this parcel offers the unique proximity to the Lake, easy access to main roads and location central to the latest development in the area. Just blocks to Eagle Lake Elementary and City Hall. Call for details or further information.



**U8032073    1749 9th Ave N, St Petersburg    \$250,000**

This centrally located and highly visible commercial building is located in the heart of St Petersburg, with easy access to the highways, interstates and local business areas. This auto shop location offers 2 buildings and a covered contiguous courtyard to provide ample space for work, storage and display. Numerous potential uses can include, Retail, Automotive, Industrial, Storage and more in an area with growing business, craft beer locations and proximity to downtown. Great corner lot on 9<sup>th</sup> Ave. N with easy access and parking.

# Forbes Panel Discusses How Real Estate Will Change This Year

From 21 OnLine

A panel of [Forbes Real Estate Council](#) members recently shared some of the changes they predict will happen to the real-estate industry in 2019. Here are five changes they think are coming:



- **Networking.** One panel member said that due to increased competition in the industry, he feels the best opportunities will go to investors with the best networks. Strengthen your team of professionals, and make sure you have a good rapport with your broker.
- **Technology.** As more investors vie for fewer deals, those leveraging technology effectively, including AI, will have a competitive edge.
- **Tech-Enabled Services.** Multifamily developers will increasingly offer tech-enabled services, such as tenant portals, to create a personalized experience for each resident.
- **Interest rates.** Rising interest rates will create uncertainty and may impact profit margins.
- **Joint ventures.** More developers will join forces with owners of commercial properties to do redevelopment deals and reposition properties.

To read all the changes predicted by the Forbes panel, visit

[www.forbes.com/sites/forbesrealestatecouncil/2019/01/22/14-ways-the-real-estate-business-is-going-to-change-this-year-according-to-experts/#18b864a315d5](http://www.forbes.com/sites/forbesrealestatecouncil/2019/01/22/14-ways-the-real-estate-business-is-going-to-change-this-year-according-to-experts/#18b864a315d5).

# FINDING THE RIGHT NEIGHBORHOOD

Real Tips from a Real Estate Professional

When you're thinking about making a move, the first steps in the home buying process are:

- **Deciding where you would like to live**
- **Considering how much money you would like to spend**
- **Thinking about what type of home you would like**
- **Deciding when you want to make your move**

As a local real estate professional, I can help you along the way with all of these decisions, including finding the perfect neighborhood for your needs. Here are three of my favorite tips to see if an area or a particular area is right for you:



## 1. Check out the basic stats.

Crime data, both the volume of crime and the types of crime, and school performance data are important when thinking about what's best for your family.



## 2. See what the neighbors are doing.

Get a sense of local activities, and see if it looks like a place with frequent block-parties or if people may keep more to themselves.

## 3. Learn the traffic patterns.

Find out if there are frequent jams, or if a nearby farmers' market limits road access during weekends.

**For an in-depth consultation on home buying and today's market place, please call me today at 727.492.9995**



# The Harbors Condos at Madeira Beach Town Center

Stop and see Donna Fridays 2-6

Call Donna at 727-492-9995

for PreConstruction-Sales and Information

Call Donna at 727-492-9995

This is not a solicitation to list for parties that currently have their property listed.



[www.c21beggins.com/mr](http://www.c21beggins.com/mr)

Michael & Donna Reichenbach  
CENTURY 21 Beggins Enterprises  
Commercial & Investment Network  
14995 Gulf Blvd D1  
Madeira Beach, FL 33708