

# At Home In Coral Bay

An Information Newsletter By Velie Real Estate Services

## News Shorts From The CDD

Due to Wilma our CDD is a projected \$358,301 **over budget**. While having a CDD has benefited the community by having FEMA's help, they are probably going to impose a special assessment.

The CDD board voted 3/2 in favor of having bi-monthly meeting beginning March 30, 06 and continuing at least thru June. This is speed up decision making.

**A special assessment of about \$400 per house is being considered** to cover shortages. 997 homes X \$400 = \$398,800.

It has been two years since the fencing started blowing down but the CDD board has no plans on what to do about the division between Coral Bay and the mobile home park to our south. It is not part of the new wall project. When questioned the board had no clear answer. Options are being considered from custom fencing to just a hedge. Have your say and attend a CDD meeting.

### REMEMBER THE PIC BELOW?



## Unfiltered Coral Bay News

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## Remodel Or Move? What's really best for us?

You will likely be faced with the dilemma of moving vs. remodeling sometime during your span as a homeowner. Every situation is unique but it is important to weigh both sides of the equation before determining what makes the most sense for you and your family. Ask yourself three key questions:

1. How do you and your family feel about your current location in terms of safety, commute, and proximity to friends and family?
2. How do you and your family feel about your current neighborhood?
3. How do you feel about your lot in terms of size, privacy, roominess and open-space?

If you are comfortable with all of these answers, then the decision to remodel is probably the right choice for you. Cost is another obvious factor to consider when choosing to move or remodel. Here are some of the costs associated with both:

### Costs to consider when moving to a new home

Actual Expenses · Real Estate Brokerage · Loan & Settlement Costs · Loss of Local Contacts · Home Inspection (both sides) · Decorating of New Home · Miscellaneous Utility Setups · New Home Furnishings · Your Time / Peace of Mind

## Remodeling your home

### Average cost of remodeling projects today

<b>Kitchen</b> -	\$30 to \$50 K
<b>Bath</b>	\$15 to \$40 K
<b>Family Room</b>	\$70, to \$100 K
<b>Master Suite</b>	\$100 to \$150 K
<b>Deck Addition</b>	\$5 to \$25 K

### Approximate return on your investment if you remodel *Remodeling Magazine 2001*

<b>Kitchen</b>	— 128%
<b>Bath</b>	—125%
<b>Family Room Addition</b>	—131%
<b>Master Suite Addition</b>	—127%
<b>Deck</b>	—11%

Remodeling is a substantial investment and so is relocating. Upgrading a home that you love can be a very rewarding and enjoyable family experience. It is also a significant event in one's life when a new home is purchased. Selling or remodeling, both have their advantages and drawbacks, so choose wisely.

**Next Month:** What to expect if you remodel.

## USEFUL LINKS

What are my taxes if I move?

[Broward County Property Appraiser.](#)

Click on "Home Buyer Tax Estimator" on the blue bar.

For Successful People With Little Time To Spare

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## TOP TEN ALL TIME SALES IN CORAL BAY

Address	List Price	Sale Price	Closing Date	#Beds #Baths	SQ FT LA	WF Pool
6586 Skipper Te	469,900	450,000	9/23/2005	4/2/1	2409	Pool
6313 Harbor Bnd	419,900	419,900	9/27/2005	4/2/1	2434	No
5920 S Sable Cr	414,900	410,000	12/29/2005	4/2/1	2109	Yes
6292 Harbor Bnd	419,000	410,000	1/12/2006	3/2/1	1772	Pool
2880 E Sable Cir	419,000	405,000	12/27/2005	4/2/1	2109	No
3361 Seabreeze Ln	409,900	399,000	12/2/2005	4/2/1	2113	No
6285 Ocean Dr	399,900	395,000	3/10/2006	3/2	1707	Yes
5800 S Sable Cir	399,900	390,000	10/7/2005	4/2/1	2605	Yes
3086 Doubloon Dr	410,000	390,000	9/30/2005	4/2/1	2012	No
6322 Harbor Bnd	389,900	389,000	1/31/2006	4/2	2100	No

### This Month

- News Shorts From The CDD
- Remodel Or Move — What's Best For Us?
- Calculate Your Taxes If You Move.
- Top Ten All Time Sales

### NEXT Month

- News Shorts From The CDD
- Remodel? - What To Expect
- Coral Bay Sales In the Last 90 Days
- It's Not All Comps - Methods of Cert. Appraisers.



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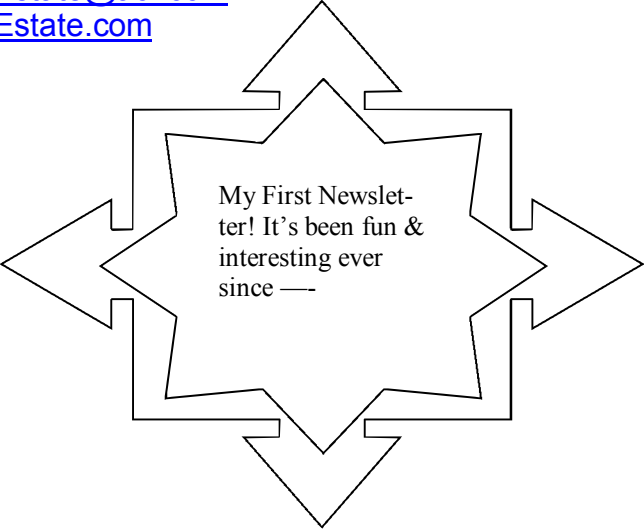
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- Professionalism
- Honesty
- Fairness
- Accountability
- Skill
- Care
- Diligence and
- Confidentiality!



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since —

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