



139 East Gulf Beach Dr., St. George Island, FL 32328

REAL ESTATE UPDATE

SUMMER 2011

St. George Island Realty



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Summer Fun on St. George Island

Memorial Day weekend (May 28–30) kicks off a steady stream of summer vacationers in the many rental homes on SGI. Those of us that live here also host friends and family, transforming our quiet island into a laid back summer resort.

Despite the fact that the number of people on the beach increases by ten fold, it still doesn't seem crowded. The beach in front of the rental houses and second homes always has plenty of room for another umbrella and beach towel. If you want to see and be seen, hit the public beach area near the Blue Parrot where burgers and local seafood are served. The Blue Parrot hosts the annual **SGI Mullet Toss** on Saturday, June 11 with men, women and children's divisions. Lots of prizes. 10 a.m. to 5 p.m. on the beach in front of the Blue Parrot. (850) 927-2987

St. George Island Lighthouse Full Moon Climb is a celebration of the full moon gathering beginning at 8 p.m. on June 15. Public is welcome. Climb begins after sunset. Reservations recommended. www.StGeorgeLight.org

The bike path is busy with bicycles, walkers and runners. **The 5K Sum-**

mer Sizzler Race (7:30 p.m.) and **One Mile Fun Run (7 p.m.)** is scheduled for Saturday, June 25 (registration at 4 p.m. next to BJ'S Pizza). Entry fee is \$35 or \$25 no shirt. All proceeds go the Franklin County Humane Society. Post race party and awards at Harry A's. www.stgeorgeislandsizzler.com

Independence Day (4th of July) brings out the biggest crowd of the year. Get ready for a come one, come all type of parade! Anyone in a costume, in a decorated vehicle or on a float can participate, truly fun for locals and visitors alike. Squirt guns and water balloons are encouraged, and spectators are warned that they may get wet! It is a parade like none you've ever seen. Line up at the intersection of 1st Street West and West Pine Ave. Times to be announced but it is usually a morning event. Later that evening the beach looks like one long fireworks display. After the 4th, the island attracts families enjoying their summer vacation at one of the many beach houses. The air is full of the aroma of burgers and steaks cooking on the grill, sandcastles are built on the beach and the fast pace of regular life is temporarily forgotten.

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(800) 344-7570
(850) 927-4777



MLS# 236168 ... \$95,000

ST. GEORGE PLANTATION Located in Sea Palm Village, a great one-acre interior lot on the south side of Leisure Lane with beautiful pathway through the wooded dunes to the beach boardwalk and the Gulf, large trees and vegetation, amenities include a new Club House and Pool. Bayberry Lane



MLS# 238697 ... \$99,900

WATERFRONT LOT IN LANARK 50 ft. water frontage directly on the St. George Sound. Close to Lanark Boat Club and launch area as well as all Lanark amenities are available, the St. James Golf Course and Restaurant are close by. Great opportunity to own water front property! Listed by Janie Burke



MLS# 241735 \$99,900

LANARK VILLAGE Well-maintained home in desirable neighborhood with Bay view from front yard, high elevation property, close proximity to the Bay, Lanark Boat Club and Lanark Golf Course. 2 BR, 1 BA, appliances, HVAC and water heater like new, furnished, Carl King Ave. Listed by Janie Burke



MLS# 240661 ... \$379,000

FEEL THE BREEZE Great Gulf view from quiet East Pine Ave, 5 BR, 3 BA (2 separate bedrooms and a bath downstairs at ground level with private entrance), tastefully furnished, tile floors, vaulted ceiling with outstanding crown molding, elevated observation platform, swimming pool! SOLD



MLS#243009 ... \$99,000

ONE ACRE LOT 2nd tier, Gulf view lot in the East End, North side of Gulf Beach Dr. Recent last sale of much smaller 1/3 acre lot at \$102,000, large dune on road side of lot, 176 feet of road frontage, west and south side cleared, east and north side wooded, so you can walk much of this lot easily.



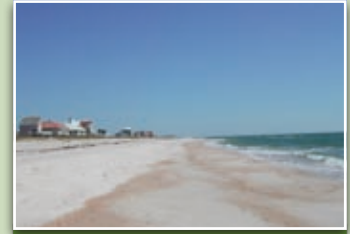
MLS# 242223 \$399,000

FIRST TIER DUPLEX Street to street oversized 1st tier Gulf view location! Upstairs 2 BR, 2 BA (976 sf) with fire place; downstairs 1 BR, 1 BA (619 sf), kitchens on both floors, stairway connects both units, garage/work shop, storage building, outside shower and sink, covered screen porch. East Gorrie



MLS# 242173 ... \$599,900

PLANTATION BEACHFRONT The eastern-most beachfront house in the Plantation, 3 BR, 2 BA, large stone fireplace, Beachfront windows to enjoy the panorama of the beach and Gulf of Mexico, nearby tennis courts, new Plantation amenities include pool and club house. Sandy Lane



MLS# 241935 ... \$470,000

EAST END BEACHFRONT LOT! 1.02 acres! 728 ft deep by 61 ft wide, street to beach lot, two rows of gorgeous dunes, bike path runs parallel to Gulf Beach Dr. State Park approx. 2 miles east and commercial area about 2 miles west. Last sale of an East End beachfront lot was \$560,000.



MLS# 999999 ... \$499,000

BAY FRONT LIVING! Secluded on one acre in East End, new kitchen, new hardwood floors, 4 BR (3 masters), 4 1/2 BA, open living spaces leading to screened porch, fireplace, open wrap around porches, dock, sunsets over St. George Sound.



MLS# 239231 ... \$399,900

AS CLOSE AS IT GETS BAY FRONT 2 BR 2 BA, Turn key furnished rental ready house. Cedar paneled ceiling and some walls in kitchen and dining rooms. Two very spacious bedrooms! Laundry room, nicely appointed kitchen, vinyl siding, dock, gutters, fireplace, short sale. UNDER CONTRACT



MLS# 242138 ... \$372,000

KEEP COMING BACK Beautiful island home, professionally remodeled and upgraded within the past 5 years, 3 BR, 2 BA, office, vaulted, beamed ceiling in LR, secluded screened porch, hurricane shutters, very nice Gulf view! Move in condition. West Gulf Beach Drive. Listed by Michael Billings.



MLS# 242038 ... \$249,000

ONE ACRE 1ST TIER LOT 18 ft dune near road, all adjacent beachfront lots already have houses in place. With 256 ft of depth and 166 ft of width behind 100 ft wide beachfront lots, sitting your house for the best Gulf access and view is a cinch, first one acre 1st tier East End lot to be listed in many years!



MLS# 243017 ... \$49,900

CORNER LOT 187.55 feet of frontage on State owned land, approx 600 ft from Apalachicola Bay where no houses are allowed to be built, close to 9th Street for ready access to the beach, oversized .43 of an acre in a neighborhood where most lots are .33 acres. UNDER CONTRACT

WE NEED LISTINGS!

St. George Island Realty has again sold most of its listings. We accomplish the task of selling our listings by carefully determining the highest value that Owners could possibly hope for and pricing accordingly. Relentless marketing through e-mail, syndicated online advertising, local and regional print media, MLS and our newsletter attracts the Buyers. Call us for a free Market Analysis of your property.

(800) 344-7570
(850) 927-4777

Have a Safe Summer on St. George Island

Dogs

Speaking of going to the dogs, St. George Island is one of the most dog-friendly places south of Martha's Vineyard. We ask that dogs be on a leash and that you carry a bag and large seashell to scoop up and carry off the dog-doo.

Sand Spurs!

This plant appears as a type of grass but has barbed seeds. Toward the end of summer the spurs fall off or attach to *anything* that passes. They inflict *extreme* pain in a bare foot (yours or your dogs). A local secret is to lick your fingers before removing the sand-spur. The moisture dulls the barbs so you can extract those vicious seeds. However, they are good for our island because they handle the climate and collect sand to keep our island in place.

Riptides

During some summer storms riptides can occur. Please stay out of the heavy surf! If you find yourself unable to swim back toward the beach, calmly swim parallel to the beach until you are out of the rip current. Never swim alone, and keep throwable and wearable flotation equipment nearby.

Stingrays

Late summer also brings stingrays to the shallow waters, so make sure you know and employ the Stingray Shuffle at all times. The Stingray Shuffle is the dance craze that's sweeping the ocean! All you have to do is walk into the surf without picking up your feet. If you should bump into a sting ray buried just under the sand in the shallow water, you will kick his side and

he will fly away from you. On the other hand, if you pick up your feet and step on the stingray, their natural defense is to swing their incredibly strong tail with a very big and very poisonous barb up and into your leg. Few things hurt worse. The first aid is to place the area that's stung into water slightly hotter than you can stand. Pouring betadine solution into the water also helps. A five-gallon bucket under the spigot in a tub is a great way to deliver this pain relieving first aid. A visit to the emergency room is also strongly suggested after the initial pain subsides.



Sea Turtles

Summer also means sea turtles nesting on our beaches. From May through September, sea turtles crawl onto the beach to lay their eggs. Approximately 60 days later the eggs hatch at night. The baby sea turtles are naturally attracted to the water because the horizon over the Gulf is usually brighter than the sky over the land. We humans can very easily disorient the baby turtles with outdoor and indoor lights from our beach house, attracting them toward our house instead of the water. Once disoriented, the baby turtles rapidly dehydrate and the crabs and seagulls finish them off.

Please help us save the baby turtles by keeping all of the beachfront and first tier homes nice and dark every night until November. This entails closing drapes and blinds and turning off all but turtle-friendly porch lighting at dusk. This small inconvenience will save thousands of baby sea turtles.

Jelly Fish

Some years we are visited by jelly fish. In calm water you usually see and avoid them, but in the surf, their tentacles break off and stick to your body in the water, forming welts on the skin. The first aid is Unseasoned Adolph's Meat Tenderizer sprinkled on the damp welts. The Papain (from papaya) neutralizes the toxins. Don't let the victim come near a grill for at least an hour after they have been tenderized.

Hurricanes

If a hurricane is coming, please evacuate the Island, or if late in your stay, just go home early. During tropical storms and hurricanes, the electricity and water is typically turned off to avoid downed power lines and to avoid contamination of the water supply. If you stay and survive, there is nothing more miserable than a house without water and electricity on a hot humid day.

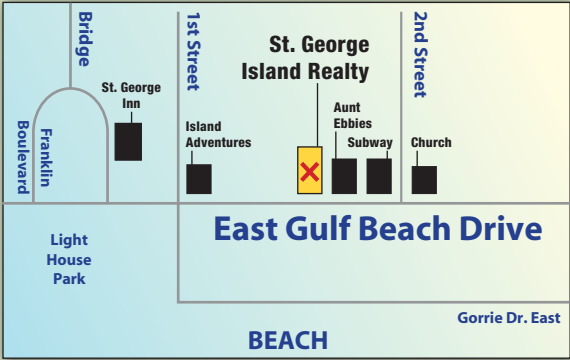
Real Estate Market

Sales of SGI properties are about 30% ahead of this time last year. If sales continue to improve, the downward trend in property values will have to stop. We are seeing fewer foreclosures coming on the market. If sales continue showing strength, property values will increase.



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A TROPICAL BAY

Directly on the Apalachicola Bay, furnished, 4 BR (master suite on top level with private covered deck), 4 BA, 2nd living area could be 5th BR, tastefully refurbished in 2010, elevator shaft, pool, bayside covered decks, deep water, private dock with 2 boat slips, income producing.



MLS# 240869 ... \$629,000

PLANTATION BAYFRONT HOME

Large OPEN living room/kitchen/dining area with panoramic views of Apalachicola Bay, fireplace, tile floors, huge screened porch off dining area, 5 BR & 3 BA plus additional sitting area, elevator shaft used as storage, screened enclosed pool, dock, popular rental house, privacy!



MLS# 243241 ... \$839,000

GATED BEACHFRONT HOME

Oversized (1.77 acres) street to beach lot, gazebo on the beach, private boardwalk, 138 feet of Gulf frontage, circular drive, waterfall and koi pond, ground level entry with beautiful tile floors, 3 BR, 2.5 BA, office nook off kitchen, cherry flooring, fireplace, furnished, newly remodeled kitchen.



MLS# 243389 ... \$1,149,000

PRIVACY ON WEST PINE AVE

4 BR (2 are masters), 3-1/2 BA with extra LR/5th BR, large open living/dining/kitchen area with tile floors, furnished, interesting architectural features, pool with vinyl fencing, enclosed outdoor shower, screened porch on top floor, covered ground level entry.



MLS# 242245 ... \$465,000

Check out our beach web cam! Log on to www.sgirealty.com