

GARDEN TOUR

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(this was the first time the interior of a home had been featured), and glorious gardens. The highlight of our last tour was, as always, our incredible guests ... the famous and the faithful. Our city dignitaries were mesmerized by all aspect of the event. Our guests were thrilled with the Garden Central plants from our variety of vendors, the delicious food from the Handy Pantry, the harpists making their magical music and most of all, the gardens and all the friendly, helpful volunteers who each year make our visitors feel so special and welcome. The Plein Air artists and the antique autos (and trucks) put the final icing on the cake.

We have guests who pride themselves on having been to EVERY Garden Tour that Lake Eola Heights has hosted. Our committee works hard to promote gardening in the special context of our historic homes, but we need your help to ferret out those hidden gem gardens in our neighborhood. Please do what you can to help us have the best Garden Tour ever! As the time draws closer, we will also be asking for volunteers to assist, especially the day of the tour. You will have more fun than the guests and we are looking forward to working with neighbors new and old (that means "long-time") to create our 2013 Garden Tour!!

YEAR OF THE INCUMBENTS

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residents should be proud of their activism! For a reminder, our elected officials on the state, local, and federal level, are: U.S. Senators Bill Nelson (D) and Senator Marco Rubio (R); Congressman Daniel Webster (R) (District 8); Florida Senator Gary Ispelin (D) (District 19); Florida House Rep. Scott Randolph (D) (District 36); County Commissioner John Martinez (District 3); School Board member Nancy Robinson (District 6); and City Commissioner Patty Sheehan (District 4).

Please stay tuned for an update on the recently finalized state legislature and congressional redistricting plans at the next neighborhood association meeting.

REAL ESTATE REPORT

These are the listings and sales for Lake Eola Heights during the period of January 23 through April 23, 2012, as shown in the multiple listing service. Average Days on Market: 213.

<u>Active Listings</u>	<u>Bed/Bath</u>	<u>Sq. Ft.</u>	<u>List Price</u>	
432 Highland	5/3	2331	\$ 275,000	
710 E. Amelia	3/2	1749	275,000	
405 Ruth	3/2.5	1860	329,000	
1005 Ridgewood	3/2	2745	374,999	
602 Concord	3/3.5	3842	385,000	
538 Broadway	5/4	3284	485,000	
809 Ridgewood	4/3.5	3328	515,000	
532 Broadway	4/4	2604	515,900	
811 Mount Vernon	3/2	2059	529,900	
724 Concord	4/4.5	3230	559,000	
213 Concord	6/4.5	4954	820,000	
307 Harwood	6/6.5	3961	1,150,000	
335 Hyer	6/6.5	5014	1,199,000	
<u>Pending Sales</u>				
613 Ridgewood	1/1	685	55,000	
719 Mount Vernon	1/1	540	59,900	
613 Hillcrest #2	3/3	1550	90,000	
1016 Mount Vernon	2/1	995	95,000	
128 Hibiscus	2/1	882	95,000	
1101 Harwood	2/1	741	99,900	
714 Amelia	3/2	1116	185,000	
1112 Mount Vernon	4/2	2494	209,900	
336 Hillman	4/4	2436	299,000	
<u>Residential Sales</u>	<u>Bed/Bath</u>	<u>Sq. Ft.</u>	<u>List price</u>	<u>Sold price</u>
511 Hyer	1/1	847	67,500	\$ 67,800
619 Ridgewood	2/2	1100	90,000	90,000
421 Concord	3/1	1120	105,000	105,000
606 Livingston	3/3.5	1870	110,000	116,000
522 Concord	2/2	1243	189,000	189,000
719 Livingston	4/2	1909	245,000	195,000
318 Amelia	4/3	1961	262,000	257,000
625 Hillcrest	4/2	2800	270,000	270,000
722 Amelia	2/2	1971	280,000	275,000
634 Harwood	5/3.5	2736	349,000	349,000
416 Amelia	4/3.5	2414	475,000	430,000
615 Harwood	5/3.5	3153	500,000	465,000

I'm very happy to return as a contributor to this newsletter and even happier to be able to report much better news about the real estate market for a change!!! Not only are homes selling much faster but now within 90% of listing price.

If you have any questions regarding this report or would like help with your real estate needs, please call me.

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