

FREE GUIDE

March 2018

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FEATURED COMMUNITY OLYMPIA



Olympia is a sought after community with resort style amenities including an elegant clubhouse featuring indoor basketball, fitness center, great room, covered loggias and more. The free form community pool offers a spa and pool side cabanas. There are 4 lighted tennis courts, playground and a water park. The home's location is ideal and only minutes to world class equestrian venues, A-rated Wellington Schools, shopping and beaches. Close to major interstates and an international airport.

FEATURED LISTING



9179 Bryden Court In Olympia

Marvelous Capistrano model on expansive corner, cul-de-sac lot in resort style Wellington community Olympia located in an excellent school zone! This great home offers 4 bedrooms plus a den downstairs. Come inside and enjoy spacious living areas with tile throughout the downstairs and engineered wood on the stairs and upstairs. The inviting kitchen boasts wood cabinets with crown and gorgeous granite countertops. All of the bedrooms are spacious as well and there are 2 master suites. Outside you can

enjoy a beautiful and spacious backyard which is fully fenced. This home offers many more upgrades including high hats throughout, fresh paint, all rooms have ceiling fans, sprinkler system fed from canal, hurricane shutters and much more.



SELLING 1 HOME EVERY 2 DAYS!



6700 Patricia Drive **\$349,900**
Wonderful pool home on 1/3 acres corner lot



5816 Saddle Trail Lane
great home in Thoroughbred Lake Estates



8885 Club Estates Way **\$750,000**
Exquisite, Mediterranean inspired, lakefront, pool home in exclusive San Messina



10648 Fawn River Trail **\$489,900**
Gorgeous lakefront home in luxury, active adult community of Valencia Pointe



10578 Galleria Street **\$429,900**
Gorgeous pool home on expansive lot which backs to a lake and nature preserve for lots of privacy in resort style Wellington, Florida community!



6181 Branchwood Drive **\$344,900**
Beautiful home in Smith Farm. A resort style community within an excellent school zone!

HOW MUCH IS MY **?** FREE Home valuation in seconds at: **HOME WORTH** www.HomeValuesWellington.com



6274 Breckenridge Circle \$299,900
Great home with sweeping golf course views in gated community



9670 Eagle Point \$639,900
Expansive, lakefront, pool home in exclusive Legend Lake Estates



2165 Widener Ter \$750,000
Expansive, lakefront, estate home offering 5 bedrooms plus a den in Olympia, a resort style community located in Wellington, Florida within an excellent school zone!



10746 Versailles Blvd. \$659,900
Luxurious estate in the exclusive community of Versailles offering 5 bedrooms, 3.5 baths and a 3 car garage.



8640 Palisades Lakes \$449,900
Gorgeous pool home in Palisades!



3167 Verdmont Lane \$319,900
Gorgeous extended Capri model in Village Walk

SELLING 1 HOME EVERY 2 DAYS!



8880 S Kendale Circle **\$825,000**

Waterfront, estate home situated on over 1 acre in the subdivision of Sherbrooke Estates. The 4 bedrooms, 3.5 baths, and lovely split floor plan make this home second to none



7195 Vaca Key Way **\$275,000**

Great home in desirable Lake Charleston where you can walk to A rated schools!



9057 New Hope Court **\$529,900**

Gorgeous, lakefront, pool home in gated, resort style community of Palm Beach Plantation



7811 Vista Palm Way **\$359,900**

Wonderful home in upscale, active adult community Valencia Shores



9179 Bryden **\$425,000**

Great home on corner, cul-de-sac lot in Olympia



142 Park Road N **\$369,000**

Beautiful pool home on navigable canal in the heart of Royal Palm Beach with no HOA!

HOW MUCH IS MY ? FREE Home valuation in seconds at: **HOME WORTH** www.HomeValuesWellington.com



121 Elysium Drive **\$399,900**
Lakefront, pool home in central Royal Palm Beach location



10388 Oak Meadow **\$525,000**
Beautiful, lakefront home in Countryside Estates



6878 Langdon **\$414,900**
Like new home in Abbington located on a corner lot with tons of privacy and serene lake views.



7958 Merano Reef **\$599,900**
Expansive Estate home in Valencia Shores



8413 Butler Greenwood Drive **\$599,900**
Courtyard, pool home with guest house!



1231 Canyon Way **\$450,00**
Stunning lake front, pool home in resort style Wellington, Florida



6268 Barton Creek Circle \$325,000
Beautiful home in gated, golf course community of Winston Trails



11362 Barca Boulevard \$479,900
Gorgeous pool home in upscale, active adult community Valencia Lakes



2984 Deer Run Trail \$619,900
Expansive estate on 5 acres in a gated community. This beautiful estate home will wow you with gorgeous, soaring ceilings and spacious living areas!



16848 Shetland Lane \$699,900
Small horse farm for sale! This equestrian estate offers 2 barns and 10 stalls!

Spring-Cleaning Tips to Get It Done Faster, With the Best Results

Ready to give your home a top-to-bottom cleaning? Here are some tips to get it done faster. Focus on the big pieces and on the places that make the most difference: furnishings, flooring, closets, appliances, and carpeting. Once you've covered these major tasks, you'll have your home spring-cleaned in no time.

Clean carpets and upholstery: Fabrics have absorbed dirt, body oil, and germs and will need a deep cleaning to get them ready for another year of wear. When you're shampooing carpets or cleaning upholstery with a rented carpet cleaner, practice first in a small area to make sure you know how to work the machine and that the treatment won't discolor fabrics or cause dyes to run. Save time by moving furniture just slightly—not out of the room or against the wall. Place the legs of each piece on top of small wax paper squares after shampooing. The wax paper will protect your carpet and keep the furniture legs from getting wet as the carpet dries. Open the windows to speed the drying process. If you really want to make it easy on yourself call in a professional carpet and upholstery cleaner to do the work.

Clean walls, baseboards, cabinets and woodwork: The walls may not look as if they need a cleaning but just enough dirt and dust does settle on the walls and they warrant a seasonal bath! Use a sponge and dishwashing detergent to get the job done. A sponge mop makes it easier to reach higher spots. You can use the same method to clean cabinets, baseboard and woodwork. Dry the walls, cabinets and woodwork with a clean, dry cloth.

Vacuum: Simply move the big items a little to the left or to the right. Vacuum the area previously occupied by the furniture and then move it back into place. Not as labor intensive as moving all the big pieces across the room and it will get the job done.

Caring for your tile: Clean your kitchen and bathroom tiles and make sure the grout is nice and clean. Grout cleaners can be

found at your local hardware stores.

Clean ceiling fans and other ceiling fixtures: Remove dust and dirt from ceiling fans and air-conditioner vents with a cloth and a vacuum with a soft nozzle attachment.

Clean lighting fixtures: Get a stepladder, all-purpose cleaner, a sponge, and a polish cloth ready to give new life to your lighting fixtures. If your home has skylights or tall ceilings, consider investing in an extended-reach dust and dirt removal tool. These are available at your local hardware store and make cleaning these items a breeze!

Check your coils: You should clean the refrigerator's condenser coil, usually found behind the toe grille, with a long-handled bottle brush and a vacuum cleaner with an attachment hose to remove dust and lint. Built-up dust can shut down the unit by causing it to overheat. To remove dust from coils attached to the hard-to-reach back side of the fridge, carefully pull the refrigerator out several feet (newer models roll on casters) and vacuum thoroughly; finish by sweeping or vacuuming the floor area you've revealed. Expect to rediscover coins, bottle caps, and twist ties that you and the cat knocked over the past year.

Organize your closets: This is the first step to organizing the rest of your home. Get rid of unused clothing and accessories. Arrange your closet by how you get dressed every day and by color. Organize bookshelves: Sort books by shape and size, remove any ripped jackets. Lining books horizontally and vertically in a nice pattern make them much more appealing.

Make doormats welcoming: Shake them out, wash them — these mats are your front line against tracked-in dirt so keep them clean!

These simple cleaning tips can make a world of difference in your home! Happy Spring cleaning!



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Keller Williams Realty

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RECENT CLOSED SALES

BLACK DIAMOND

1191 Bay View	Way	\$410,000
10620 Old Hammock	Way	\$346,500

COUNTRYSIDE ESTATES

4874 Forest Dale	Drive	\$529,000
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GRAND ISLES

3950 Whale Boat	Way	\$465,000
11156 Winding Pearl Way		\$430,000
11723 Waterbend	Court	\$385,000
3690 Old Lighthouse	Circle	\$365,000
3718 Old Lighthouse	Circle	\$300,000
3530 Old Lighthouse	Circle	\$297,000

HOMELAND

6259 Homeland	Road	\$9,500,000
6688 Duckweed Road	Road	\$1,050,000

ISLES AT WELLINGTON

11835 Osprey Point	Circle	\$575,000
11441 Manatee Bay	Lane	\$560,000
11184 Manderly	Lane	\$515,000
4002 Bahia Isle	Circle	\$440,000
4086 Bahia Isle	Circle	\$405,000

OLYMPIA

2258 Statesbury	Way	\$835,000
2633 Cooper	Way	\$585,000
2732 Eleanor	Way	\$585,000
3090 Payson	Way	\$500,000
9003 Alexandra	Circle	\$460,000
2635 Danforth	Terrace	\$435,000
2788 Shaughnessy	Drive	\$435,000
2832 Shaughnessy	Drive	\$419,900
9862 Scribner Lane		\$415,000
8965 Alexandra Circle		\$410,000
9072 Dupont	Place	\$395,000
9197 Dupont	Place	\$393,000
9065 Dupont Place		\$365,000

STONEHAVEN

1378 Pebble Ridge Lane		\$388,000
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THOROUGHbred LAKE ESTATES

5722 Gelding	Court	\$290,000
10256 Little Mustang	Way	\$265,000

VERSAILLES

10592 Versailles	Blvd	\$1,000,000
10504 Vignon	Court	\$720,000
10699 Versailles	Blvd	\$690,000
10569 Versailles	Blvd	\$659,000
10508 Vignon	Court	\$545,000
3561 Collonade	Drive	\$490,000
10321 Trianon	Place	\$449,000
3444 Collonade	Drive	\$405,000

VICTORIA GROVE

105 Kensington	Way	\$370,000
206 Berenger Walk		\$300,000

WELLINGTON EDGE

1544 Carriage Brooke	Drive	\$288,000
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WELLINGTON SHORES

4481 Wellington Shores	Drive	\$575,000
11115 Silver Ridge	Street	\$510,000



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WE WILL MATCH ANY REPUTABLE REALTOR'S COMMISSION STRUCTURE!

The listings above are just a sample of recent sales. All data taken from MLS. If you have a brokerage relationship with another agency, this is not intended as a solicitation.