

real estate briefs

Lang Realty hosts Open House Extravaganza on Sun., March 22

WHAT: Lang Realty will host their annual Open House Extravaganza giving prospective home buyers a unique opportunity to tour more than 300 listings in Palm Beach County and the Treasure Coast. Priced from \$200,000 to more than \$4 million, properties will include a diverse selection with single family residences, waterfront homes, country club communities and condominiums. Lang Realty is the leader for residential real estate listings in Palm Beach County.

Additionally, Lang Realty will be partnering with Place of Hope with a donation to the organization for each participating residence that is sold. Place of Hope is a unique child welfare organization providing services, hope and healing opportunities for children and families who have been traumatized by abuse and neglect throughout Palm Beach County and the Treasure Coast.

WHEN: Sunday, March 22, Noon – 4 p.m.

HOW: Visit www.langrealty.com for a complete listing of properties available for tour and to register to view a participating home. All registrants will be entered to win a series of prizes including an iPad, three flat screen televisions and gift cards to area restaurants.

WHO: Lang Realty is the leader in sales and inventory in St. Lucie West, PGA Village, Verano and Tradition. Established in 1989, Lang has grown from a modest start with just three sales associates to become one of the top real estate companies in South Florida. The company has more than 380 agents with offices in Boca Raton, Delray Beach, Boynton Beach, Manalapan, West Palm Beach, Palm Beach Gardens, Jupiter and Port St. Lucie.

For more information call 561-989-2100.

Jessica Rosato Installed as 2015 President-Elect of the Greater Palm Beach Women's Council of Realtors

Jessica Rosato, Luxury Residential Specialist with Nestler Poletto Sotheby's International Realty, was recently installed as the 2015 President-Elect for the Greater Palm Beach Women's Council of Realtors. She will serve alongside incoming President, Christel

Silver, as well as with Michaela Kennedy, Vice President of Membership, Joyce Crawford, Treasurer, and Janelle Dowley, Secretary.



DELRAY BEACH RESIDENTS WELCOME THE 13TH ANNUAL DELRAY HOME TOUR

DELRAY BEACH, FL – The 2014 Delray Beach Home Tour, presented by The Seagate Hotel and Spa, will be held Thursday, March 13th from 10 am to 4 pm in the Palm Trail area of Delray Beach. Homeowners open their doors and welcome guests, giving them a rare glimpse into a variety of design and architectural styles. Attendees are granted exclusive access to explore decorating trends and discover new design solutions that inspire Delray Beach's unique living. Admission is \$100 per person and includes a leisurely tour through distinctive residences, complimentary parking, trolley service between homes and a catered luncheon. Proceeds benefit the Achievement Centers for Children & Families, a non-profit social services agency offering comprehensive services to those in the community facing the effects of poverty. The event also features an extensive raffle offering the chance to win fine jewelry, luxury goods and spa services as well as a silent auction for exotic Caribbean Vacations.

"The Home Tour has not only become a signature Achievement Centers event but one the community looks forward to," declares Kari Shipley, Chairperson for the event who is also a Board Member and longtime supporter of the Achievement Centers. "Year after year we are blessed to partner with gracious homeowners, a loyal committee and generous

Ms. Rosato received the Rising Star Award from the Women's Council last year and served as Secretary in 2014. Although becoming President-Elect was not anticipated, it is a welcomed honor that will allow Ms. Rosato to take on a more advanced, comprehensive role within WCR. Traveling throughout the year to Washington DC, Orlando and Chicago, to learn even more about the Women's Council of Realtors and its chapters from all over the United States will help Ms. Rosato become a greater leader and prepare for her role as President in 2016.

327 Royal Palm opens sales center

Group P6 announced the opening of the sales center for 327 Royal Palm, the latest addition to Boca Raton's luxury residential market, featuring exquisitely appointed residences that combine contemporary architecture, amenities and location to suit a vibrant lifestyle. The project and sales center are located at 327 East Royal Palm Road, Boca Raton, FL 33432.



Located within walking distance to Boca Raton's best restaurants, shopping and beaches, 327 Royal Palm will feature expansive three-bedroom plus den residences ranging from 3,177 to 3,500 square feet, designer Italian kitchens with premium Sub-Zero and Wolf appliances, and an access-controlled private elevator entry into each apartment.

Group P6, the project's real estate developer, hired renowned local architect Derek Vander Ploeg to design the property, which offers gallery views, open floor plans washed in natural light and features to satisfy the most discerning tastes.

In addition, the building will include an expansive rooftop area with an infinity pool, fire pit, and sweeping ocean and golf-course views. Pre-construction prices are starting at \$1,300,000. Nestler Poletto Sotheby's International Realty's development division is the exclusive sales and marketing representative for the project, set to break ground in 2015.

For more information, visit 327royalpal.com or call (844) 327-BOCA (2622).

DELRAY BEACH



HOME TOUR

supporters to break our fundraising record and ultimately make a larger impact in the lives of those that the Center serves."

Now in its 13th year, the Home Tour is made possible by dozens of community partners and supporters, a dedicated committee and enthusiastic volunteers. "As our longest running event, I am proud to say that the Home Tour would not be executed in such a seamless manner without the devoted supporters of the Achievement Centers who help us each and every year," states Stephanie Seibel, Achievement Centers for Children & Families CEO. Since its inception, this signature fundraiser has collected over \$800,000 to benefit the lives of thousands of low-income children and families over the years.

For more information, visit DelrayHomeTour.com or call Emma-Jane Ramsey at (561) 266-0003 ext. 16.

UPTOWN DELRAY - continued from page 1

with the total development comprising over 338,000 square feet. Uptown Delray is expected to be completed by September 2016.

The developer is NCC Development Group of Delray Beach, Fla. and Monogram Residential of Plano, Texas. Slattery and Associates, a full-service planning and architectural design firm founded in 1981 and based in Boca Raton, is designing the community.

"We are pleased to begin Uptown Delray and partner again with NCC Development Group and Monogram Residential. Downtown Delray Beach has become a growing source of pride for the city and its citizens. This upscale project will inspire people to live, work and play in a comfortable urban neighborhood setting," noted said James Pyle, President and CEO of LandSouth.

LandSouth Construction is currently working on projects throughout the Southeast including apartments in Jacksonville, Oviedo, Sanford and Orlando Fla., Collegedale, Tenn. and senior housing in Bonita Springs, Fla. In its 16 year history, LandSouth Construction has completed more than 10,000 multifamily units, including apartments, senior living, condominiums, and townhomes.

When completed, Uptown Delray amenities will include a third floor pool and amenity deck including a clubroom that opens to a glamorous outdoor entertaining area including refreshment seating, grilling areas, a water wall fountain, tropical gardens and private terraces. Other project amenities include a gym, gaming room, coffee bar, cyber café, conference meeting room, retail and gated parking.

The community will feature studio, one and two bedroom, two-bath apartment homes including some lofts. Interior elements will include sleek, modern appointments, wood cabinetry, granite tops, and stainless steel appliances.

Uptown Delray is located at the heart of the beach community's growing business district at the corner of Federal Highway and S.E. 2nd Street, two blocks south of Atlantic Ave. Residents will be within walking distance to shopping, restaurants and entertainment while also offering easy access to all Downtown Delray Beach has to offer.

In building Uptown Delray LandSouth is using its unique integrated approach where each service component works together to provide a seamless delivery system.

These components have been designed and refined to be complementary and each is performance enhanced with proven procedures, tested systems and the very latest technology. By emphasizing results and exceptional service, LandSouth Construction has created a construction process to provide the best possible value for clients.

For more information visit www.landsouth.com or call 904.273.6004.

Luxury Lifestyle Living: Selling Your Home This Spring

By Linda Albright
Special to The Pineapple

Spring might be an even livelier home-selling season this year because home buyers want to act before interest rates or home prices rise!

Even so, buyers insist on good deals! The top three things that sells a home in any season are location, condition and price. As a homeowner, you probably have some idea what your property is worth in the market and what the property's strengths and weakness are. As a real estate consultant, it is my area of expertise to analyze your property to guide you in achieving maximum returns on your investment.

Buyers decide very quickly in seeing a home whether they want to consider making an offer. People know immediately upon seeing the outside of the property if they want to venture indoors! The outside appearance is critical to get the buyer in the door! Trimming trees and shrubs and planting colorful flowers add great curb appeal. Power washing the house, driveway, patio and front walk and a fresh coat of paint on the front door will be more inviting to potential buyers.

If you haven't maintained your property, you may want to consider hiring your own home inspector before your home goes on the market and make the appropriate repairs before you try to sell it. Most sellers know if something is broken so it makes sense to do the repairs ahead of time rather than waiting for a buyer to request it or stand to lose an interested buyer.

Buyers today are savvy shoppers. Proper pricing is the key to selling your property. Sellers need to be reasonable and compare their property to similar properties that have recently sold. There are a lot of pitfalls if your property is not properly priced. If your property is priced too low, buyers will think there is something wrong with the property. If your price is too high, it will become more difficult to sell as it becomes stagnant on the market.



For additional tips and information, please contact Linda Albright, Luxury Home Specialist, Nestler Poletto Sotheby's International Realty at 561-400-5563 or email: linda.albright@npsir.com

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Looking for Boca Raton's Youngest Entrepreneurs!

Do you know a middle or high school student, age 11-18, who is interested in starting their own business - but has no idea on how to get the ball rolling? If so we're here to help them get their ideas off the ground and into motion.

The Boca Chamber's Golden Bell Education Foundation's Young Entrepreneurs Academy, or YEA! is accepting nominations and applications for the 2015-2016 academic year, starting February 18, 2015. Applications are accepted, and student interviews are conducted, on a rolling basis. YEA! will grant admission to a maximum of twenty four students annually. Applications for the 2015-2016 academic year will be accepted until the class cap is achieved.

For more information, and to download the application after February 18th, please visit www.bocachamber.com, or call the Program Manager Sonya Deros, at (561) 395-4433 ext. 232.

The Young Entrepreneurs Academy (YEA!) is a year-long program that teaches students in grades 6-12 how to start and run their own, REAL businesses. Students brainstorm business ideas, decide if they want to work by themselves or as a team, write a business plan, pitch their plan to investors for funding, and actually launch their own business or social movement. All of the learning is real and experiential. Students leave the class as business owners, complete with a DBA and bank account!

YEA! is held in the Boca Chamber Board Room every Wednesday evening from 4:30-7:30PM beginning in September 2015 and ending in May, 2016.

This academic year will mark the 5th consecutive year of the Academy at the Boca Chamber, which can now be found in over 100 locations across the United States! Again, for more information call (561) 395-4433 ext. 232 or visit www.bocachamber.com