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Fun Family Fests • Politics • Contests • More!

DRW MAGAZINE

Elite Homes

Tit's Guaranty



Florida Elite Homes
**Changing The Way
South Florida Does
Real Estate**
see pages 22-23

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PRSR1 STD
U.S. POSTAGE PAID
SOUTH FLORIDA, FL
PERMIT NO. 1298

EST. 1989 • #266 • JUNE 2011
DAVIE • THE RANCHES • WESTON • COOPER CITY

REAL NEWS FOR OVER 20 YEARS

DATED MATERIAL: PLEASE DELIVER JUNE 1-3



Florida Elite Homes

Changing the way South Florida does real estate, foreclosures & investments

On May 17th, Weston hosted a gathering of professionals the likes of which is rarely seen.

At Florida Elite Homes & Title Guaranty of South Florida (FEHTG), dozens of real estate professionals, appraisers, investors, lawyers and others from many different brokerages came together over wine and cheese to brainstorm ways they could improve their efforts, both individually and collectively. In such a competitive field, this kind of inter-brokerage communication is relatively rare.

"We're all in the same business," explained Janette Schafer, Broker and Owner of Florida Elite Homes. "Instead of competing against

each other, I believe it's better – for us and for our clients – to share resources and ideas about how we can all do the best possible job."

Janette continued, "The energy of the event really established a connection among all of us." A second event is planned for August.

"Building relationships" is the philosophy Janette established for Florida Elite Homes, and the rest of her team shares her enthusiasm for improving business through shared knowledge and relationships.

FEHTG's beautiful office which incorporates real estate, title services, free short sale processing, and more all under one roof, is open to all real estate agents regardless of what brokerage they represent.

By offering a variety of services in-office, and by following Janette's philosophy of im-

proving business via networking, FEHTG is able to provide a level of service to their clients that is unique in the industry.

"Generally speaking, our properties get sold faster and for higher prices," said Janette.

The agents' vibrant personalities go a long way, too. Explained Janette, "Our buyers get the dream homes they're looking for, and have fun along the way. We give them a lot of individual attention."

She added, "And of course, the same thing goes for sellers. Our advertising and marketing is top-notch and attracts a level of attention that gets the job done."

Florida Elite Homes & Title Guaranty is centrally located in the heart of Davie, Weston & Southwest Ranches. 4430 Weston Road. 954.298.7791.



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Florida Elite Homes

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FORECLOSURE

WESTON – \$380,000 What more could you ask for? 5BR/3BA, 2573 Sq Ft, pool, water



FORECLOSURE

WESTON – \$399,000 AMBER-RUBY COVE. 5BR/3BA, 2997 Sq Ft, waterfront



THE PALMS, WESTON – \$359,000 Clubhouse 22 – only 4 units like this! Water view, northern exposure



LONG LAKE RANCHES, DAVIE – \$695,000 5BR/3BA, 4382 Sq Ft, acre lot, gated



WESTRIDGE, DAVIE – \$734,900 5BR/3BA, 4183 Sq Ft, upgrades, pool, acre lot, gated



SOLD!

SOUTHWEST RANCHES – \$700,000 5BR/3BA, 4008 Sq Ft, 2 acre lot



SOLD!

IMAGINATION FARMS, DAVIE – \$710,000 5BR/4BA, 5072 Sq Ft, pool, water, acre lot



SOLD!

THE ISLES, WESTON – \$460,000 5BR/3BA, 3300 Sq Ft, waterfront, gated

4430 Weston Road
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15+ Years Combined Real Estate Experience • Certified Distressed Property Expert – CDPE
 Certified Residential Specialist – CRS • Top 4% of Realtors • Short Sale and Foreclosure Resource Certified – SFR



SOUTHWEST RANCHES – \$359,000
 4BR/2.5BA, 2400 Sq Ft, on a 2 acre lot



ONEBAL HARBOR – \$2,700,000 3100 Sq Ft condo
 w/unobstructed views of the intracoastal, inlet & ocean



WESTRIDGE – \$799,000
 5BR/4BA, 5016 Sq Ft, pool on an acre lot



SOUTHWEST RANCHES – \$400,000
 2+ acre lot, fence, playground, tiki huts, tennis court

OUR LISTINGS SELL FOR OVER LIST PRICE – WE WILL SHOW YOU HOW



LONG LAKES RANCHES, DAVIE – \$1,599,000
 6BR/4BA, gameroom, office, gym, pool on 1 acre



LANDMARK RANCH ESTATES – \$598,000
 2.26 acre cul-de-sac lot in exclusive community



HOLLYWOOD LAKES – \$497,000 Remodeled,
 8BR/7BA, 3600 Sq Ft, walk to downtown



WESTON HILLS – \$1,299,000 Poinciana
 custom home 5443 Sq Ft on one acre gated lot

FULL REAL ESTATE & TITLE SERVICES AT ONE CONVENIENT LOCATION



WESTON – \$369,000 5BR/3BA, 2500 Sq
 Ft, pool, waterfront



WINDMILL RANCH ESTATES – \$5,455,000
 8BR/9.2BA, 16,902 Sq Ft, pool on 2 acre lot



WESTON, SAVANNA – \$689,000
 7BR/4BA, 4145 Sq Ft, large waterfront lot



PEMBROKE FALLS – \$399,000
 4BR/2.5BA, 2859 Sq Ft, pool, large lot

WE GET YOUR PROPERTIES SOLD FAST. REAL AGENTS – REAL RESULTS!

4430 Weston Road
 Davie, FL 33331 • Se Habla Español

FloridaEliteHomes.com

AGENTS: PLEASE FEEL FREE TO USE OUR FACILITIES FOR ALL YOUR REAL ESTATE NEEDS.