

APRIL 2018

ISSUE 2

SUMMER SAILING CAMP



# *Living' Right*

Real Estate  
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## The New Construction Issue!

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Livin Right works with builders to bring new homes to the market up and down the Emerald Coast.

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The Summer Sailing Camp is a unique and favorite kids summer activity. The program has been re-thought, and their new partnership with the Fort Walton Yacht Club on hiring a waterfront director allows for kids to continue to learn to sail and other water activities even after the camp is over.

## 9 Georgia Bennett Henderson

A native of Fort Walton Beach and former teacher, Georgia has blasted onto the real estate scene handling new construction, waterfront estates, and even commercial real estate all in her first year in the business.

## 10 Matt's Musings

Spring is here and with it come tourists, mosquitoes, and termites. It is well known that a stiff drink and sunset can help you wind down after dealing with the tourists, but mosquitoes and termites are not so easy. However, there are some ways to deal with them also.



Photos by Scott Schaeffler  
New Construction, Shalimar, FL

# New Construction

*Fort Walton Beach, Crestview and Santa Rosa Beach all have new construction projects with Livin' Right.*

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Livin' Right is very fortunate to be able to provide real estate services for some great new home builders in the area. We have sold new construction homes from Pensacola to Panama City and have two subdivisions being built from the ground up sold exclusively and co-designed by Livin' Right. Currently, we are working on homes in Fort Walton Beach, Crestview, and Santa Rosa Beach and have a couple subdivisions that we are exclusively working on as well.

In Fort Walton, we are working with Henderson Built Homes and JBJ Properties to bring new life to old neighborhoods. Fort Walton has so many neat areas and subdivision, and we have been fortunate enough to work with these builders on new construction homes in the Elliott Point Neighborhood, areas off of Beachview Drive, and more! Just a short drive, walk, or golf cart drive to many amenities either downtown or in Uptown Station, Elliott Point is

just one area that has lots to offer! New homes in the Fort Walton Beach area range from \$230,000-500,000 depending on size, area, and other amenities. Recent sale: 1200 B NE Beachview Dr, Fort Walton Beach, FL.

We are also fortunate to have opened up The Pointe in Shalimar with a new, semi-custom home by Southern American Homes. These beach style homes have some of the most amazing views on the Gulf Coast from Sunrise to Sunset and get the benefit of steady seabreezes in the summer and a sheltered sunlit porch in the winter giving them the best of all worlds for Florida weather. The homes on The Pointe are 2400-3000sqft and range in price from the mid-700's to over \$1 million depending on the customization of the buildout. Recent sale: 2578 Vista Circle, Shalimar, FL

One of our co-designed subdivisions is Camellia Cove in Crestview. In this neighborhood, we have worked with Southern American Homes and Bock Construction to bring incredibly nice homes at low prices in a quaint nature preservation centered around 1/2 acre lots, sidewalks, street lamps, and a charming gazebo. The homes in Camellia Cove are 2400-2800 sqft and range from \$250,000-325,000. Recent sale: 6009 Fiori Dr, Crestview, FL.

Our second, new, co-designed development in Crestview is Shiloh Place. Shiloh Place is a smaller home development geared towards young families in need of an affordable open floor plan within minutes to the downtown area. Each home varies asthetically and maintains a

Right: Photos by  
ScottSchaeffler



Palmetto Lakes, Navarre



Master Bath, at Vista Circle on The Pointe, Shalimar



Photos by: Scott Schaeffler  
 Top: Camellia Cove, Crestview  
 Bottom Right: Shiloh Place, Crestview (Top)  
 Beachview Dr, Fort Walton (Bottom)  
 Bottom left: Camellia Cove Entry

four bedroom, three bathroom design with all appliances and yard maintenance included. These new homes are about 2,200 sqft and are listed at \$189,000. 193 Johnson Court, Crestview, FL MLS #782879

Finally, we are making waves in Santa Rosa Beach with new homes in the Highland Park subdivision on 30A as well. Having the opportunity to work with Henderson Built Homes as they begin construction on two homes out there is very exciting. Complete with double back porches, open and spacious floor plans, metal roofs and hardie board siding, as well as wonderful amenities in the neighborhood you will want to check out these Florida Coastal Cottage homes. The Livin' Right home is 2.000 sqft and listed for \$545,000. MLS # 793205

Nearly all of the new construction homes are going under contract prior to completion, or, in many cases, even before we list them on the MLS, so if you have an interest in new homes for any of these areas or properties or would like for us to work with finding you a builder for your property, please let us know!

For inquiries on new homes coming up:

Fort Walton Beach & Highland Park, Santa Rosa Beach:

Georgia Bennett Henderson

850-733-6973

[Georgia@livinrightrealestate.com](mailto:Georgia@livinrightrealestate.com)

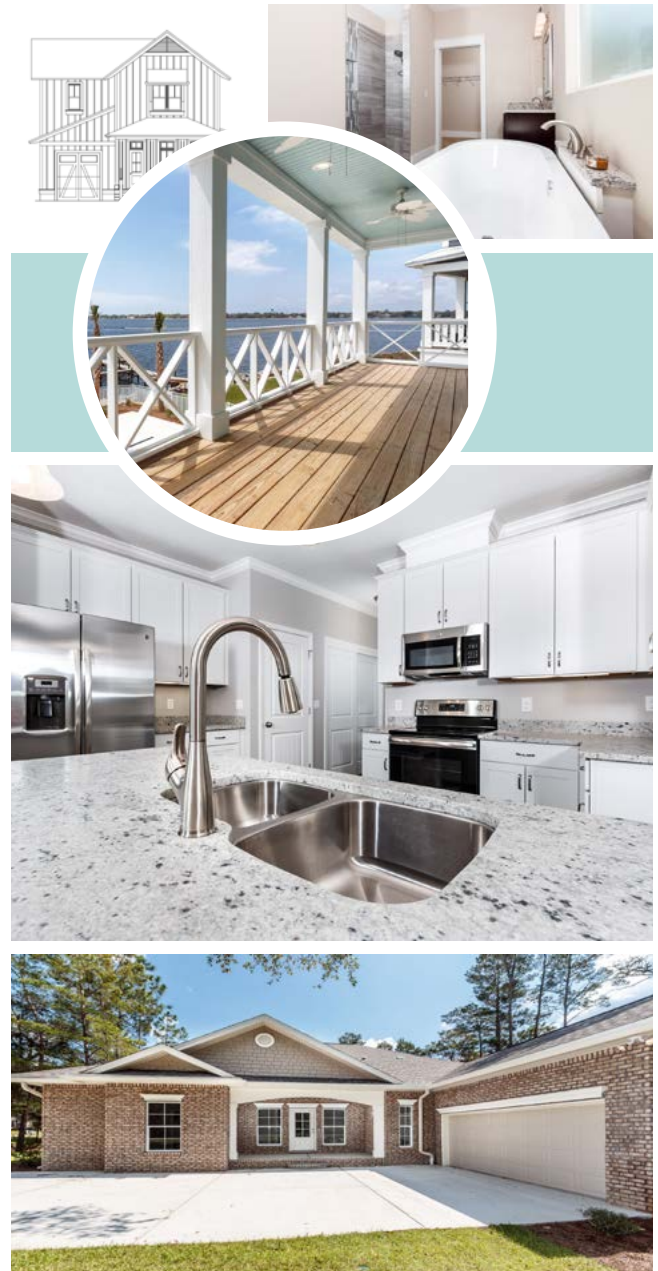
The Pointe in Shalimar, Camellia Cove & Shiloh Place in Crestview:

Kersten Reed Bowman

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*“From affordable housing to Gulf Coast luxury, we are helping builders bring new housing to the market all over the coast.” Matt*



Photos by: Scott Schaeffler

Above left to right: rendering of Highland Park house, master bath at Beachview Dr, balcony at Vista Circle, kitchen at Camellia Cove  
Bottom: Recent sale 6009 Fiori Dr, Camellia Cove, Crestview

# Emerald Coast Sailing Camp

Location: Fort Walton Yacht Club

Dates: Each week June 4-Aug 3

Ages: 7-18 (younger if have sailing experience already)

The summer sailing camp that is organized each year by the Emerald Coast Sailing Association (ECSA) holds a special place in my heart. This is where I found my life passion for sailing and also where I had my first job as a sailing coach (still the best job I have ever had).

The sailing camp teaches a skill and a sport that is unique among sports because it is something you can do your entire life and choose a multitude of paths from which you can deploy your skill. Knowing how to sail can give you a relaxing day to get away from it all or you can rise through the sailing competitive ranks to the Olympics or even set off alone to sail around the world. Sailing gives you freedom, and it is that idea of being able to set off anywhere with nothing but a boat and a large piece of cloth that gives people who sail a sense of peace such as it gave Einstein or John F. Kennedy.

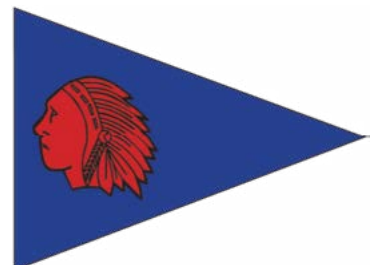
The sailing program is getting a facelift this year with Robert Harrison as the new President of the ECSA. They have changed the format to one week of full day classes to teach the children and teenagers the basic skills. However, this year has an incredible new development with the ECSA partnering with the Fort Walton Yacht Club to hire a waterfront director who will be organizing programs for the children and teenagers to continue learning sailing beyond just the camp and really have an opportunity to make it a big part of their lives as it is in mine. The waterfront director will also be organizing programs for adults and extend the learning opportunities beyond sailing to paddleboarding, fishing, or possibly even sports such as water skiing or wake boarding.

I am very excited to see the new changes to the program and see more kids out on the water experiencing all that our area has to offer. If you are interested in your children or grandchildren enrolling in the program, then please check out the website at [www.ecsasailing.com](http://www.ecsasailing.com) or contact John Dezzutto 714-809-1291. For information about the summer waterfront programs at the Fort Walton Yacht Club, please call 850-243-7102 or go to [www.fwyc.org](http://www.fwyc.org).

Article: Matt McGee, Broker



Above: Emerald Coast Sailing Association



# Georgia Bennett Henderson

Georgia started with Livin Right in 2017. Her personal network along with the trust and respect she carries with her friends, family, and acquaintances have launched Georgia into a budding and thriving real estate career even in her first year of work! Her excitement for the business and genuine desire to do right for all of her clients are contagious, and is the personality that we want here at Livin Right.

Georgia was born and raised here in Fort Walton Beach. She is a proud graduate of both Choctawhatchee High School and Auburn University earning a degree in Elementary Education. Georgia returned to Fort Walton Beach and began her career as a teacher at Bruner Middle School but decided that she wanted a more flexible career schedule once she started her family. While she loved teaching and giving back to the students and community in that way, her heart was calling her somewhere else for the time being so she decided to pursue a career in real estate.

In her real estate career, Georgia greatly values and takes pride in her client relationships. Her empathy for people allows her to really work to find the perfect fit for a home as well as try to make the inherently stressful selling/buying process as easy as possible. This commitment to her clients has provided her great success and allowed her to already venture into new home construction, luxury, and waterfront sales through the referrals her clients have provided.

In her free time, Georgia enjoys spending time on the water with her husband



and soon to be three children. Staying busy with the children's activities, their church, and as many local events in our area as they can, she loves spending time here in our piece of paradise and also getting to beach as much as they can. She also believes in giving back by donating her time volunteering in the community and also still continues to mentor students at a local Middle School.

Here are some of her own words about who she is and why she loves her life and career on the Gulf Coast: "Like many of us, my love for our beautiful Emerald Coast and our wonderful community brought me back to the area after college graduation. We live in such a rare treasure of a community with strong military involvement and support, alongside some of the most beautiful, breathtaking views and vacation spots in our country. It is truly an honor to

*"Whether on one of our several serene bayous, or overlooking the majestic Gulf of Mexico, the perfect property exists for you and it would be an honor to help you in your journey to continue Livin' Right!"*

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have the opportunity to help others find their first home here on the Emerald Coast, their next investment property, or their Dream Home in our area! I bring a vast depth of knowledge about our area to the table since I have had the privilege of being born and raised here in our area. Whether on one of our several serene bayous, or overlooking the majestic Gulf of Mexico, the perfect property exists for you and it would be an honor to help you in your journey to continue Livin' Right!"



## Summer Mosquito Control

1. Eliminate standing water
  2. Rake up leaves
  3. Trim back bushes where possible and clean underneath.
  4. Try an All Natural Mosquito Barrier Spray around waterfront areas to prevent chemicals in the bays and bayous.
- Check Out: [nwflorida.mosquitojoe.com/services/all-natural-treatments/](http://nwflorida.mosquitojoe.com/services/all-natural-treatments/)



Left: Dock on Cinco Bayou  
Above: Fishing at the Destin Bridge

## Matt's Musings

It is a little known and much looked over fact in real estate that termites destroy more homes than hurricanes or other natural disasters in Florida.

We have two basic types of termites in our area. First, we have the Eastern Termites, which are less dangerous and more native to the area, but we also have the formosan termites that have invaded the Southeast and

are causing destruction everywhere. Both types of termites scout for wet areas and wet wood. So, the basic cleaning of your yard to help with mosquitoes can also help with termites, but the termites will look for rotten and wet wood around your house to invade and eat as well.

The best places to be aware of are the bottoms of door and window frames. If you find what looks like a little mud trail, then call an exterminator immediately. Solving a termite problem can be easily remedied if found quickly, but it can destroy an entire house if left unchecked!

The treatment of termites if active

usually involves spraying the active area and then cutting out and replacing badly damaged wood. They also recommend placing the sentricon pods around the house, which attracts the termites and they then carry the poison back to the colony, which can go a long way towards preventing future problems for your home.

There are several good, local pest control companies, but we have used Bryan Pest Control with good success for ourselves and our clients.

Cheers, Matt

# Featured Properties



\$5,000,000. 5 Bed, 4 full bath, 2 1/2 bath. 20,000+ sqft  
This home is a one of a kind dream home complete with a USTA sized tennis court, basketball court, brunswick bowling alley, balcony based full length pitching/batting cage, exercise gym, 6 car garage, 65ft of negative edge swimming pool, and 7,000 square feet of living space complete with a theater! MLS#784175



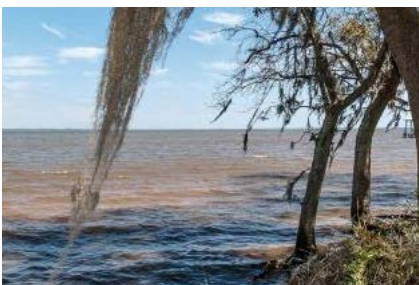
Under Contract. Listed at \$1,735,000. 5 Bed, 5 Bath, 4163 sqft.  
Follow the winding, tree lined driveway to this hidden craftsman style, waterfront mansion and carriage house. The main house has three bedrooms and a large office as well as a large den/media room and an open floor plan for the living, dining, and kitchen area. Perched on a high bluff, this home has incredible views and is well protected from rising tides associated with hurricanes.



Under Contract. Listed \$1,650,000.  
An incredible piece of commercial property that sits directly across from the new Walmart in South Walton and backs up to the Topsil State Park. There are a limited number of developable parcels on the South side of Hwy 98 between the Sacred Heart Hospital and the 30A Intersection, and this one is of good size with the access already built.



\$1,450,000. Golf Course. 6,000 sqft clubhouse, pool, tennis courts  
This is the former 18 hole Foxwood Country Club that had years of great returns prior to the recession. The course could easily be split into a 9 hole course and a new subdivision development on the larger, contiguous acreage or brought to life again with new ideas over this vast property in a prime location. MLS#789637



Under Contract. \$1,439,000. 23 acres and 430+ feet on the Bay  
Previously approved for a 49 lot waterfront subdivision in Santa Rosa Beach, this property has lots of development potential or could, instead, be a large waterfront estate. The property has lots of large old growth magnolias, pines, and graceful live oak trees, and the length of it runs from Hwy 393 to the Bay with adjoining parcels also giving it access to Indian Woman Rd.

# Featured Properties



\$1,250,000. 3 Bed, 3Bath. 1716 sqft.

100 feet of Gulf Front on Navarre Beach! This is one of the most affordable and pleasant Gulf Front homes on the market and is the quintessential site for the laid back Florida lifestyle. The house is laid out all in one level with parking and addition space underneath. The home features a very open floor plan with a long living room/dining area/kitchen along the Gulf side. MLS#571054



\$775,000 5Bed, 3 Full Bath, 1 1/2 bath. 3892 sqft. 440 acres

This 440 acre estate includes a custom brick home, four barns, three horse stalls, two paddocks, a tack room and a riding arena. The classy country home includes Columbian stone floors, granite counter tops, cherry wood cabinets and a custom built fireplace. The huge open kitchen living room offers plenty of space for large family gatherings and entertaining. MLS#764680



\$645,000 4 Bed, 3 Bath. 2446 sqft.

Here is an opportunity to own a well-built and immaculately maintained waterfront home. The home features mother-in-law/guest quarters on the first floor along with a sauna and an open floorplan. The covered boathouse is enormous and grandfathered as this size would not be permitted to be built in today's world. MLS#795161



\$619,000. 4 Bed, 4Bath. 3213 sqft

Start your Summer off soaking in your private pool or enjoy a paddle board ride off the community dock into Rocky Bayou! This home located just outside of Bluewater Bay in Niceville has all of the niceties of life and is in a beautiful subdivision with similar New Orleans and Bayou inspired homes on a quiet cul-de-sac. MLS#795641



\$545,000. 3 Bed, 3 bath, 1 1/2 Bath. 2002 sqft

Beautiful home to be completed in the fast growing and wonderful community of Highland Parks on 30A! Highland Parks is well known for its location, affordability and wonderful amenities. This beautiful two story home will feature an open style floor plan downstairs flowing from the kitchen to the living area, and one guest bedroom with en suite bathroom. MLS# 793205

# Featured Properties



Under Contract. Listed \$425,000 4 Bed, 3 Bath, 1 1/2 bath. 2460 sqft. Come check out this beautiful home with a magnificent screened in pool and patio ready for you to move in and enjoy this spring and summer! Spacious four bedroom home with 12 foot raised ceilings and open living areas. The oversize master bedroom includes a large bathroom with his and her walk in closets, a soaking tub and separate walk in shower.



Under Contract. Listed \$379,000 4 Bed, 2 bath, 1 1/2 bath. 2185 sqft Check out this absolutely beautiful home with many custom features in Elliott Point, less than one year old! Sellers were not planning on moving and significantly upgraded the home. List of upgrades available. Home went under contract before pictures were even completed



\$375,000. Commercial Office and Retail. 5,500 sqft. This building is in Defuniak on HWY 331 S with a traffic count of 17,000 plus cars per day that pass the location. Location could have as many as 30k to 50k cars going by during holiday periods. This space has the possibility of being divided into 3 separate spaces in the main 5500 sq ft and a totally separate 1120 sq ft is available in the end unit of the building. MLS# 767826



\$279,000 3 Bed, 2 bath. 1655 sqft. Location, location! Come live across the street from some of the finest beaches on the Emerald Coast and just around the corner from one of the best shopping amenities in the Southeast! This 3 bed, 2 bath home has a great open floorplan and plenty of space including a Florida room addition that is not included in the property appraisers square footage. MLS# 795925



Under Contract. Listed \$239,000. Waterfront Lot, Navarre You can build your dream home on this large waterfront lot with so many attractive features: high elevation (approx. 8 ft); private sandy beach; existing long dock equipped with electrical power, large platform at the end, and provisions for a boathouse or boatlift with additional pilings already in place; established neighborhood with new homes next door and nearby.

# Featured Properties



\$230,000. 1818 sqft Commercial, Mixed Use Building

This property has great visibility right on Highway 98 in Mary Esther and has a wide range of options for your business needs. Thriving businesses right across the street on Ranger Road. Building was previously an oil change/ service shop. There is a waiting room/ lobby, two restrooms, a private office, and large open areas with garage doors. MLS#729807



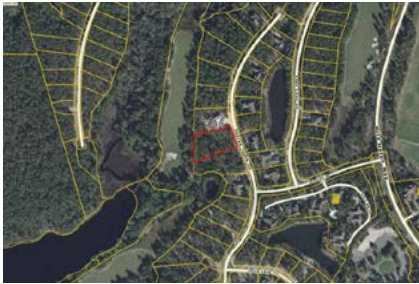
\$189,000 4 Bed, 2 bath, 1 1/2 bath. 2,196 sqft.

Brand new construction in Crestview in Shiloh Place just passed I10! Walk in to an open concept kitchen, dining, and living room area with laminate flooring throughout. A perfect place to host the big game or a party! The kitchen has a large island with Frigidaire stainless appliances. The downstairs also has a half bath for your guests. MLS# 782879



Under Contract. Listed \$189,000. 4 Bed, 2 bath, 1 1/2 bath. 2196 sqft

Brand new construction in Crestview in Shiloh Place just passed I10! Walk in to an open concept kitchen, dining, and living room area with laminate flooring throughout. A perfect place to host the big game or a party! The kitchen has a large island with Frigidaire stainless appliances. The downstairs also has a half bath for your guests.



\$164,000 1 acre, golf course lot.

Large lot located in the Wild Heron subdivision in Panama City Beach. This lot sits directly on the golf course with views of the greens. MLS # 785417



\$150,000 2 Bed, 1 Bath Waterfront Condo

Nicely finished waterfront condo with views of the Santa Rosa Sound. This unit has updated the floors, kitchen, and bathroom. The complex does have an elevator and this unit is located on the quieter, top floor. The proximity to Hurlburt Air Force Base and the amenities of Fort Walton are fantastic. MLS # 785174

*To see all of our properties, please go to [livinrightrealestate.com](http://livinrightrealestate.com)*



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