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ISSUE 2

SUMMER SAILING CAMP



# *Livin' Right*

Real Estate  
[livinrightrealestate.com](http://livinrightrealestate.com)

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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.

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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.

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Spring is here and with it come tourists, mosquitoes, and termites. It is well known that a stiff drink and sunset can help you after 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

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



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 everywhere inbetween. 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.

One of our subdivisions is Camellia Cove in Crestview. There we have worked with Southern American Homes and Bock Construction to bring incredibly nice homes at amazingly low prices on the market for this nature preservation orientated subdivision.....

We are also working to bring a more affordable, higher-density city home development online in Shiloh Place near Starbucks in Crestview. This subdivision is geared towards young families who need a lot space for their little ones but also want to be

close to everything.....

In Fort Walton, we are working with Henderson Homes and Jeter Homes to bring new life to old neighborhoods....

We are fortunate to have also 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.

Finally, we are making waves in Santa Rosa Beach with new homes in the Highland Park subdivision on 30A....

If you or your friends have an interest in 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!

Right: Photos by  
ScottSchaeffler





Camellia Cove, Crestview



Master Bath, Shalimar

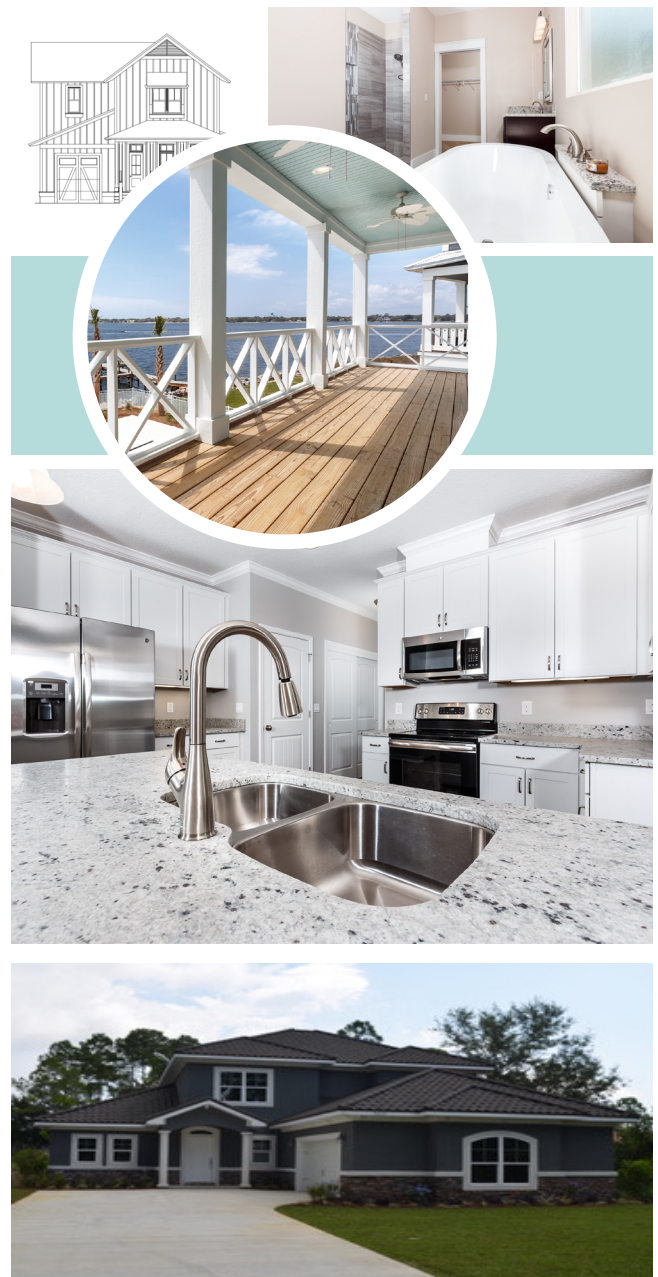






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*“From affordable housing to Gulf Coast luxury, we are helping builders bring new housing to the market all over the coast.” Matt*



Photos by:  
Scott Schaeffler  
Opposite Page  
Top: Camellia Cove, Crestview  
Bottom Right: Shiloh Place,  
Crestview & Beachview Dr, Fort  
Watl

# 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 develop. 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.

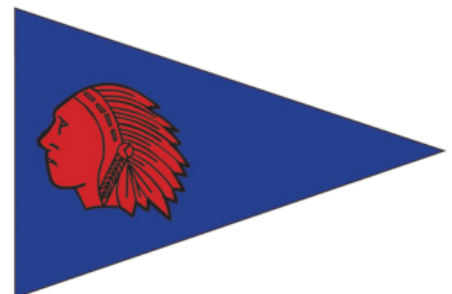
The sailing program is getting a facelift this year with Robert Harrison as the new President of the ECSA. They have changed the format to one week of full day classes to teach the children and teenagers the basic skills. However, this year has an incredible new development with the ECSA partnering with 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 is born and raised here in Fort Walton Beach. She is a graduate of both Choctawhatchee High School and Auburn University earning a degree in XXXX Education. Georgia returned to Fort Walton Beach and began her career as a teacher a XXX but decided that she wanted a more flexible career schedule when she started her family.

In her real estate career, Georgia greatly enjoys 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.

On her free time, Georgia enjoys spending time on the water with her husband and soon to be three children. She also believes in giving back by donating her time volunteering XXXX



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 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

*"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!"*

*Georgia Bennett Henderson  
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on 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





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