



Table of Contents

Article 1	Page 1
Article 2	Page 1
Statistics	Page 2
Up Coming Events	Page 2

**A Phyllis Minik,
Remax Country
Properties Publication**

**Issue 1
Volume 1**

You May be Surprised Your Home May Be Marketed as a Vacation Home!

I have found many people who want to put their home on the market aren't considering marketing it as a vacation home. They don't think people would consider it a vacation home. Last year I sold several vacation homes representing buyers and listed below are some homes I sold:

Small water view home with beach access built in the '50's on a small lot priced around \$230,000

Large southern colonial with a water view and deeded beach access built in the 50's on a large lot priced around \$400,000.

Large waterfront home built a few years ago with deep enough water for a sailboat on a large lot priced over \$1,000,000

Concerned about the value of your home? Get FREE neighborhood updates to see homes sold, on the market and under contract in your area. Just visit www.SMDvacation.com!

As you can see there is a wide range of prices and types of homes vacation buyers look for. Each person has their own interests and desires so your home may appeal to a potential vacation buyer even if it just has beach access without a view.

All content can be found at www.WesternShoreBlog.com and was written by Phyllis Minik.



Fishing This Year is Great!

Several friends have caught Rockfish over 40 lbs. My neighbor said his friend caught their limit a few weeks ago and all were big one around 40 lbs and it happened in less than an hour. Crabbing is also good this year. When I went to Chesapeake Bounty down the road they were talking about how many crabs were available this year compared to last. Chesapeake Bounty is a great place in St Leonard to buy crabs.

Thinking of Selling? Get a Free Home Audit and See the Worth of your Home at www.smdvacation.com

Woodburns in Solomons is a Great Gourmet Food Market.

Woodburns is about 60 years old. They just updated the store to include Gluten free products. I like this because last year I found out I am allergic to wheat. It is so nice to be able to go to a local store to get items instead of ordering online. If something is not there all's I do is ask Joe who is in charge of the inventory there to order it for me.

My other favorites when I could eat wheat are the breads in the bakery and they also have great sandwiches. They have the best meat in the area. I like getting rib roast there since I usually cook for only 2 and they sell all sizes there. You will also be able to find local fish including rockfish which is my favorite.

Woodburns is located at Patuxent Plaza, Solomons.

Up Coming Events in Southern Maryland

September 5-6 10:30am

Park Rock Fest 2009 Chancellors Run Regional Park

September 27 12pm

Riverfest Historic St. Mary's City

October 11 12pm

Apple Festival Lorretto Hall, Chaptico

October 11, 16, and 17 7pm

Ghosts of Sotterley Tour Sotterley Plantation

November 7 6:30pm

Hoedown at the Fairgrounds St. Mary's County Fairgrounds

November 13 5:30pm

Legends and Lore Tour Sotterley Plantation

December 5 6pm

Holiday Candlelight Tours Sotterley Plantation

December 12 2pm

Santa and Mrs. Claus on the Square Town Square

Statistics on Vacation Home Sales for June and July

June						
Type	Water Access		Water View		Water Front	
	Calvert	St. Marys	Calvert	St. Marys	Calvert	St. Marys
Sold Total	2	0	1	2	5	5
Avg. Price	173	---	325	210	409	328
Price Range	156-190	---	325	135-285	---	---
July						
Type	Water Access		Water View		Water Front	
	Calvert	St. Marys	Calvert	St. Marys	Calvert	St. Marys
Sold Total	3	0	12	3	5	11
Avg. Price	211	---	358	198	682	508
Price Range	170-257	---	280-500	171-215	200-1350	250-925

Don't forget to tell your friends and family to subscribe to the Newsletter at www.SMDVacation.com

*If your home is listed by a Realtor this is not a solicitation to sell your home.

Phyllis Minik, Remax Country Properties
1544 Elm Rd
St Leonard, MD 20685