

# 2012 *Fall* Parade of Homes



See  
The Woodside Chateau  
House #4



See The Craftsman • House #5



"Homes of Distinction"  
See The Day Manor • House #6

Dates: October 13th & 14th • 20th & 21st Weekends  
Weekdays by Appointment with the Builder!

Remodelers on Parade 11am -6pm - ONE WEEKEND ONLY!  
October 13th & 14th

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# PolkHOMES

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2012 *Fall* Parade of Homes

# YEAR-END



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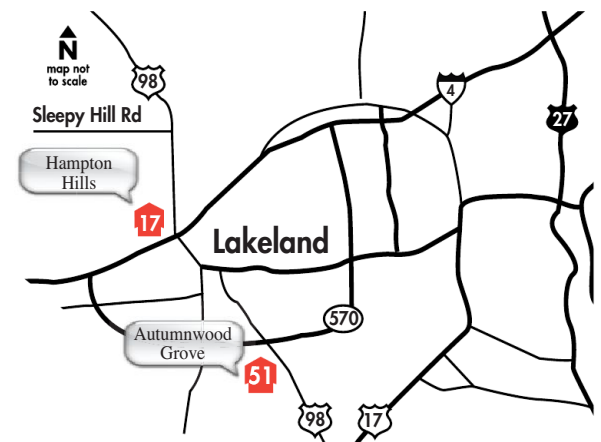
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Lakeland**

Townhomes & Villas from the \$80s  
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**Hampton Hills  
Lakeland**

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Community code: 17



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**WINTER HAVEN**  
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**WINTER HAVEN**  
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**LAKELAND**  
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**WINTER HAVEN**  
2 Bedroom, 2 Bath + 1 Half Bath  
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**WINTER HAVEN**  
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**LAKELAND**  
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**WINTER HAVEN**  
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**WINTER HAVEN**  
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**LAKELAND**  
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1-800-420-6773 Ext# 1492



**WINTER HAVEN**  
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**WINTER HAVEN**  
2 Bedroom, 2 Bath  
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**WINTER HAVEN**  
5 Bedroom, 4 Bath  
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Brokers Realty of CFI 1142 1st St. S,  
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# market values - local real estate



## 3395 Lark Lane, Mulberry - \$110,000

NEIGHBORHOOD: Pine Lake

SALE DATE: 9/26/2012

TIME ON MARKET: 163 days

SQUARE FOOTAGE: 1,386

BEDROOMS/BATHS: 3/2

LISTING AGENT/FIRM: Casandra Vann/ Keller Williams Realty

SELLING AGENT/FIRM: Linda Hickman- Griffin/ MD Realty Group LLC

AMENITIES: 2 car garage, front and back porch, large utility room.



## 1039 S Suwannee Avenue, Lakeland - \$16,000

NEIGHBORHOOD: Orangewood

SALE DATE: 9/27/2012

TIME ON MARKET: 14 days

SQUARE FOOTAGE: 820

BEDROOMS/BATHS: 2/1

LISTING AGENT/FIRM: Tammy Sharp @ Red Pig Realty LLC

SELLING AGENT/FIRM: Jeanna Jackson, Gate Arty & the Group @ Keller Williams Realty

AMENITIES: Home features a covered, open front porch and nice size yard.



## 4505 Jaclyns Jetty, Winter Haven - \$100,000

NEIGHBORHOOD: Cypress Landing

SALE DATE: 10/4/2012

TIME ON MARKET: 5 days

SQUARE FOOTAGE: 1,512

BEDROOMS/BATHS: 3/2

LISTING AGENT/FIRM: Phyllis Collins/Village Realty of Winter Haven

SELLING AGENT/FIRM: Kathy Burkett/Sun N Lakes Realty, LLC

AMENITIES: This patio home features cathedral ceiling, skylights, eat-in kitchen, inside laundry room, huge walk-in closet in master bedroom, Florida room and 2-car garage.

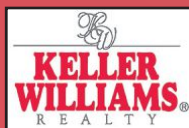


## Cathy "K" Luytenaar Ask for Cathy "K"

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Email: [cathy@cathykandcompany.com](mailto:cathy@cathykandcompany.com)

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**\$254,900**

**P4620487**

CALL CATHY "K" TODAY 863-604-6220

### CHAIN-OF-LAKES!



### POOL HOME!

Immaculate 3BD/2.5BA home with gorgeous views of the pool and lake throughout the home. Beautiful neutral ceramic tile flooring in all except the bedrooms. Large master suite features sunken garden tub with separate shower, sliding doors to the pool area, focal point is the brick paver lanai with summer kitchen, heated pool area and lovely brick paved walkway to the lake with boat dock and life.

**\$364,900**

**P4621204**

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### CYPRESSWOOD!



### POOL HOME!

Gorgeous 4BD/3BA pool home. Awesome outdoor kitchen! Volume ceilings, Plantation shutters, custom paint designs plus stone and bamboo flooring. Gourmet kitchen features custom wood cabinets, top-of-the-line appliances plus a cozy breakfast nook overlooking the solar-heated pool with spill-over spa. Spectacular yard with koi pond and a bocce ball court!

**\$379,000**

**P4621968**

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### LAKEFRONT!



### ON RIVER LAKE!

Spacious 3BD/2BA home with an open floor plan. The kitchen overlooks the family room featuring a stone wood-burning fireplace. Split bedroom plan, vaulted ceilings, tile roof. Large covered, screened lanai. Minutes to Lego Land, shopping, restaurants and medical.

**\$155,000**

**P4621751**

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### CYPRESSWOOD!



### PLANTATIONS!

Spacious 4BD/3BA home featuring Great Room with tray ceilings, formal dining, split bedroom plan with large master suite. Upgrades in kitchen. Breakfast nook. Glassed-in lanai with summer kitchen. Large cul-de-sac lot.

**\$225,000**

**P4620392**

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### GAINES COVE!



### TRUE LAKEFRONT ON LAKE ELOISE!

Spectacular 4,000 sq.ft. Chain-of-Lakes pool home showcases the best Florida lakefront living! Remodeled kitchen featuring granite countertops, cooking island and opens to a sitting area and the dining room with an incredible stone fireplace! Private master suite upstairs w/ stone fireplace. Screen-enclosed custom pool. Beautiful landscaping. Near Lego Land!

**AWESOME!**

**P4618074**

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Lakeland, 33805**

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- Salt Water pool, boat dock, MUST SEE!
- \$479,900 MLS#L4626119

**Candi Packett** REALTOR® CELL (863)944-0650  
Candi.Packett@MIDFLORIDASales.com



**Auburndale  
BANK OWNED!**

- 5BR/2.5BA, 2,059 Sq. Ft.
- Large home in gated community
- \$139,900 MLS#L4637761

**Candy Skuczcas** REALTOR® CELL (863)660-7327  
Candace.Skuczcas@MIDFLORIDASales.com



**Lakeland  
MOVE IN READY!**

- 2BR/1BA, 859 Sq. Ft.
- Plus detached 1 BR/1BA studio
- Priced right! \$65,000 MLS#L4636106

**Donna Beckert** REALTOR® CELL (863)838-1416  
Donna.Beckert@MIDFLORIDASales.com



**Lakeland - Income Property  
INVESTOR ALERT - 6 UNITS**

- 4- 1BR/1BA & 2- 2BR/1BA
- New AC and roof, fully rented
- \$239,000 MLS#L4636500

**Jackie Reeser** REALTOR® CELL (863)255-8252  
Jacquelyn.Reeser@MIDFLORIDASales.com



**Lakeland - Tenant Occupied  
ANNUAL INCOME \$19,200**

- 2- 1BR/1BA, 1- 2BR/1BA
- Three rental units on one lot
- \$109,900 MLS#L4636241

**Marie Hanna** REALTOR® CELL (863)899-3781  
Marie.Hanna@MIDFLORIDASales.com



**Lakeland - All Rented  
2 DUPLEX / 4 UNITS**

- 4- 2BR/1BA, 1,800 Sq. Ft. each Bldg.
- Great investment opportunity
- \$159,000 MLS#L4633703

**Mary Marzello** REALTOR® CELL (863)712-2776  
Mary.Marzello@MIDFLORIDASales.com



**Lakeland  
GREAT LOCATION!**

- Large lot with no impact fees
- Perfect for home or MH
- \$20,000 MLS#L4635376

**Karen Ayers** REALTOR® CELL (863)944-8235  
Karen.Ayers@MIDFLORIDASales.com



**Winter Haven  
BEAUTIFUL VILLA**

- 2BR/2BA, 1,369 Sq. Ft.
- Clubhouse, fitness, pool, tennis & more
- \$199,500 MLS#P4621656

**Shirley Smith** REALTOR® CELL (863)944-2870  
Shirley.Smith@MIDFLORIDASales.com



**Auburndale  
LOCATION! LOCATION! LOCATION!**

- 2 Vacant lots, in city limit
- Located across from CVS pharmacy
- \$99,900 MLS#P4622640

**Gloria Bragg** REALTOR® CELL (863)412-2184  
Gloria.Bragg@MIDFLORIDASales.com



**Lake Wales  
IMMACULATE DOUBLEWIDE!**

- 3BR/2BA, 1,296 Sq. Ft. MH
- Fenced back yard, above ground pool
- \$84,900 MLS#P4621823

**Barbara Blanchfield** REALTOR® CELL (863)412-1110  
Barbara.Blanchfield@MIDFLORIDASales.com



**Winter Haven  
COMMERCIAL PROPERTY**

- Excellent & Cleared 1.62 Acres
- Chain of Lakes canal
- \$249,900 MLS#P4620731

**Joann Warren** REALTOR® CELL (863)206-4429  
Joann.Warren@MIDFLORIDASales.com



**Auburndale - Gated Community  
DON'T MISS THIS ONE!**

- 3BR/2BA, 1,658 Sq. Ft. Split plan
- Covered lanai, SS app., granite counters
- \$139,900 MLS#P4615045

**Carol Pilkenton** REALTOR® CELL (863)221-2029  
Carol.Pilkenton@MIDFLORIDASales.com



**Nice lot in SW Winter Haven  
GREAT BUY! REDUCED!**

- 4BR/2BA, 1,560 Sq. ft.
- Family home w/ room to grow
- \$69,900 MLS#P4616488

**Connie Dykes** REALTOR® CELL (863)557-5812  
Connie.Dykes@MIDFLORIDASales.com



**Winter Haven  
PLEASURE YOU'LL TREASURE**

- 4BR/2BA, 2,528 Sq. Ft.
- Park-like neighborhood of well kept homes
- \$156,500 MLS#P4622597

**Glenda DeVane / Jack Sims**  
(863)207-3961/(863)221-3688



**Winter Haven - Corner Lot  
GREAT DOUBLEWIDE MH!**

- 2BR/2BA, 1,016 Sq. Ft.
- Owned lot, well maintained
- \$35,000 MLS#P4621304

**Glenn Hanson** REALTOR® CELL (863)604-3804  
Glenn.Hanson@MIDFLORIDASales.com



**Winter Haven  
COMMERCIAL VACANT LOT!**

- Prime building site
- 6 lane connector btw. Winter Haven/Auburndale
- \$115,900 MLS#P4622642

**Gloria Bragg** REALTOR® CELL (863)412-2184  
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7301 US Hwy. 98 N., Lakeland  
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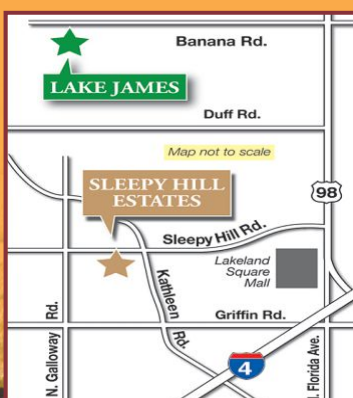
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# 2012 *Fall* Parade of Homes



See  
The Woodside Chateau  
House #4



See The Craftsman • House #5



See The Day Manor • House #6

**Dates: October 13th & 14th • 20th & 21st Weekends  
Weekdays by Appointment with the Builder!**

**Remodelers on Parade 11am - 6pm - ONE WEEKEND ONLY!  
October 13th & 14th**

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**PARADE**  
OF HOMES

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## Stroll Down the PCBA Avenue of Dreams To Find Your Dream Home

By **MARIALICE QUINN**

Bigger is not always better, and this year the Polk County Builders Association is proving the truth in that old adage with a smaller Parade of Homes that shows off the best of the best.

The Parade entries include 13 new construction homes, one full-house remodel with an addition and one landscape. Rather than a showcase home, the PCBA has created an Avenue of Dreams, featuring three custom homes.

"Normally we have only one showcase home in the Parade," says Sean Harper, PCBA President, "but this year, since we had three homes right next to each other, we decided to call this the Avenue of Dreams. The public can come see three homes that are different in style, that have all the new bells and whistles, in one place."

The Avenue of Dreams is located within the Highlands In The Woods community on Highlands In The Woods Avenue, and features homes by award-winning custom builders Duane



McQuillen Construction, Harper Homes and Hickman Homes.

Highlands in the Woods tied for the Best Community award in the PCBA's Fall 2010 Parade of Homes. Highlands in the Woods, located in the heart of the Highlands, offers a beautiful wooded setting with winding roads and oversized lots. A serene two-lane boulevard entry is divided by a wooded area and gives you a glimpse of the quiet setting of this award-winning community.

"We started developing Highlands in the Woods around 2004," says Sean Harper, owner/developer of Highlands in the Woods. "We wanted to create an upper-scale community with a clubhouse and nice amenities for a smaller community with larger wooded lots. We kept all the trees we could and platted a total of 60 lots. We built a nice clubhouse/meeting area, two tennis courts, a putting green and a pool. We also wanted a gated entry for the security of the children."

See "Avenue of Dreams" page 8

**#1 The Nacelle**

983471

**Grandfield**

3916 Grandfield Circle, Mulberry

Directions: Take South Florida Ave. to Shepherd Rd. Turn left into the Grandfield community (on the left hand side as road narrows to two lanes). Turn right onto Grandfield Circle. Follow Parade signs to home #1.



Living Area .....3,526  
Garage .....1,019  
Lanai & Cabana ... .474  
Entry ..... .46  
Total .....5,065

Home .....\$390,000  
Pool Area .....\$25,000  
Lot .....\$100,000  
Total .....\$515,000

Landscape by  
MCDOWELL  
LANDSCAPE  
863-370-8300

- Certified Green for energy efficiency, water conservation, healthy indoor living environment, and sustainability through the Florida Green Building Coalition standards
- Ready for entertaining inside and out! This open floor plan with large kitchen island and spacious living areas open out to an expansive patio with tongue and groove ceiling, pavers, and equipped with outside cooking area, hot tub, fire pit, and planters
- An auto enthusiast's garage designed with car lifts and cabinetry for organization
- Interior décor includes 5" plank Teak wood floors throughout, granite countertops, travertine kitchen backsplash, maple cabinetry, tile designs in master shower, and faux painting in niches
- Extensive millwork accenting the windows, doors, step ceilings, and entertaining areas, and custom built-in shelving and display units in the bonus room

**HULBERT HOMES, INC.**

863-647-5815

www.HulbertHomes.com

#RR0067046

© Hulbert Homes, Inc.

**#2 The Bentley 1A**

137527

**Bentley Oaks of Auburndale**

175 Bentley Oaks Blvd., Auburndale

Directions: From I-4; Take Exit 44 (Polk City/Auburndale Exit). Go south on SR-559. Turn left on Old Lake Alfred Rd. Bentley Oaks will be on your left. From US 92: Turn north on Main St./SR-559. Take right on Stadium Dr. at Shake Shoppe. Turn left on Old Lake Alfred Rd. at the STOP sign. Bentley Oaks will be on your right. Follow Parade signs to home #2.



Living Area .....2,062  
Bonus Room .....414  
Garage .....452  
Entry .....206  
Total .....3,134

Home .....\$189,900  
Lot .....\$30,000  
Total .....\$219,900

- Architectural 30 year shingles
- Upgraded exterior elevation of home with front porch
- Foam block insulation
- Radiant barrier insulation on roof
- Raver brick driveway and walks
- Irrigation well
- Quality "Double Pane" windows
- Complete security system
- Pest Defense System (bug control)
- Big bonus room with 1/2 bath
- Windowed in Florida room with wet bar
- All wood maple cabinets, with crown molding
- Professional series appliances
- 5" baseboards and wood window sills
- Flo-Crete on porch and painted garage floor

**DANNY SADLER**

863-967-4235

dsadlerinc@aol.com  
www.DannySadlerInc.com

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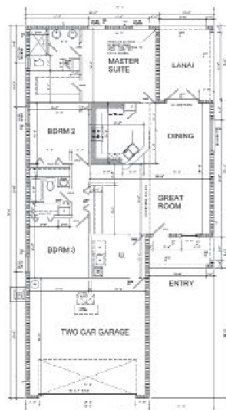
© Danny Sadler

**#3 The 840**

137525

**840 Parkdale Street, Bartow**

Directions: US 98 South to Bartow. Stay straight to North Broadway Ave. Turn right on West Stuart St., left on South Sunset Ave., right onto West Sunset Dr., West Sunset becomes West Lake Ruth Blvd., West Lake Ruth Blvd. becomes W. Parkdale St. Follow Parade signs to home #3.



Living .....1,515  
Garage .....544  
Lanai .....72  
Entry .....147  
Total .....2,278

Home .....\$166,750

- Granite Tops Throughout
- Metal Roof
- Stone Facade
- Hand-scraped Engineered Wood Floors
- Designers Choice Plywood Cabinets
- Delta Faucets w/ Valves
- 18' Garage Door
- Tongue & Groove Interior Wall / Porch Ceilings
- R30 Ceiling Insulation
- R16 Foam Injected Block Insulation
- Low E Double Pane Windows
- Screened Lanai
- Energy Efficient 14 Seer Heat Pump
- Frigidaire Gallery Series Appliances

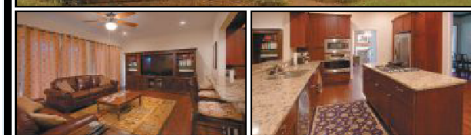
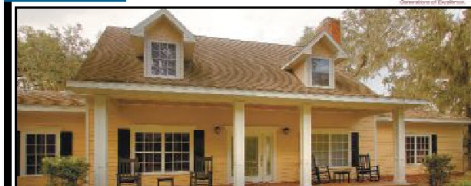
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steve@williamsconstructioncompanyllc.com

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**#R1 Remodeler**
**Whole House Remodel**

6003 Sourwood Way, Lakeland

Directions: If headed south on Hwy 98 (Bartow Rd) turn left onto Boy Scout Ranch Rd and then left again into Black Walnut Dr. Take your first right onto Ironwood Trail, then left on Sourwood Way, and follow the signs.

1980's Home completely remodeled with addition - including new kitchen, family room, screen porch with deck, master bathroom, 1/2 guest bathroom, laundry room, living room, office, and upstairs bathroom. Home features wood cabinets, quartz tops, decorative tile wall-splash, wood flooring, porcelain tile flooring, frameless shower door, new French doors with interior blinds, etc. Exterior features new hardie plank siding, new outdoor kitchen at screen room, and new composite decking at screened room. Drop by and see what you can do to your home today!  
NOTE: ALL CABINETS, QUARTZ TOPS, WOOD FLOORING, TILE, PLUMBING FIXTURES, SHOWER DOOR, ETC. SELECTED AT AND FURNISHED BY WALLER DESIGN CENTER.

- The Original floorplan was very closed off and did not have the open feel that has become more popular today. The kitchen, living room, and family room were not as large as the client would like and the home in general was dated.
- We demolished a former addition that was built improperly without a permit
- A new family room/screened porch was added on to the rear of the home. The entire kitchen/living area was remodeled which included changing the configuration of the kitchen, increasing the size of the kitchen, etc.
- The kitchen features wood cabinets, quartz tops, beautiful tile wall-splash, wood flooring, and new lighting and plumbing fixtures.
- The master bathroom features wood cabinets, quartz tops, new glass block window unit, new plumbing/lighting fixtures, new frameless shower door, and new shower tile (including glass/stone listello)
- The living room features new crown molding, wood flooring, and new French doors.
- The new upstairs bathroom features new fixtures, new vanity, new quartz top, new tile, new plumbing and lighting fixtures, etc.
- Exterior of home features new hardie plank siding, trim, and shutters
- The porch area includes new composite deck at screened room, new outdoor kitchen area, and beautiful columns with copper screen.
- NOTE: ALL CABINETS, QUARTZ TOPS, WOOD FLOORING, TILE, PLUMBING FIXTURES SELECTED AT AND FURNISHED BY WALLER DESIGN CENTER.

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CBC3059067

# Avenue of Dreams

**Continued from page 7**

"This has been a very good neighborhood for us," says Duane. "In the last 18 months, we've built at least six or seven houses out here, and just started another one."

First up on the Avenue of Dreams, at 6371 Highlands In The Woods Ave., is The Day Manor by Hickman Homes.

The "Old World" stone and stucco exterior finish reflects the French Country character of this 4,065-square-foot home. Deep color Birch plank flooring throughout makes a striking combination downstairs. Specialty built-ins and wood moldings throughout show Hickman's attention to detail.

A beautiful, wood-burning fireplace is flanked by built-in bookcases and plant shelves above. The kitchen speaks of elegance with bead board hardwood cabinets, granite countertops, tile backsplashes and stainless steel appliances. Upstairs, the game room is perfect for pool table and wide screen entertainment.

"We go over each home we build with a magnifying glass to ensure it is as close to perfection as one can achieve," says Mike Hickman. "I think what distinguishes us from the others is the personal attention we give to each home and client."

"This is truly customized building. With a lot of interaction, communication with the homeowner and attention to detail, it's just precision building and all that at the best value in town."



Sean Harper stands in the kitchen of The Woodside Chateau.

The Day Manor is the second home Mike has built in this subdivision. "It's a good neighborhood," says Mike. "It's the strongest location in south Lakeland right now."

Next door, at 6389, is The Woodside Chateau featuring a custom-crafted Florida floorplan by Harper Homes. The kitchen and family room combine to create comfortable living for the whole family. Custom glazed maple cabinetry by Catherine's Classic Kitchens



Mike Hickman stands in the kitchen of The Day Manor.

is appointed with architectural wood trim surrounding the gourmet Electrolux stainless appliances.

Multiple artistic wall and ceiling works are featured throughout by the artists at Creative Faux Finishes. Custom barrel ceiling leads into the spa-inspired master bath featuring a boutique dressing bench and walk-around shower showcasing the latest Delta faucets and fixtures. See "Avenue of Dreams" page 12



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# #4 The Woodside Chateau



*Avenue of Dreams*



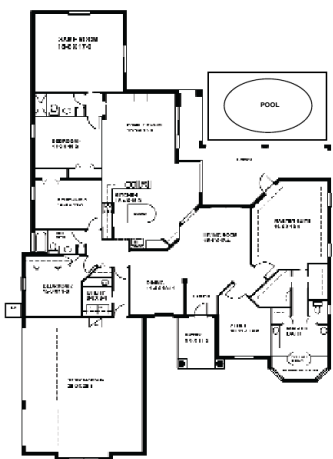
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## Highlands-In-The-Woods

6389 Highlands-In-The-Woods Ave., Lakeland

Directions: Lakeland Highlands Rd south to Broken Arrow Trail. Right (east) on Broken Arrow Trail to Right at Highlands in the Woods Blvd and follow parade signs to home #4.

Living Area . . . . .	3,141	Home . . . . .	\$324,900
Lanai . . . . .	.359	Lot . . . . .	\$63,000
Garage . . . . .	.807	Pool . . . . .	\$36,000
Entry . . . . .	.93	Total . . . . .	\$423,900
Total . . . . .	4,400		



- Custom Crafted Florida Floorplan by Harper Homes
- Kitchen/Family room combine to create comfortable living for the whole family
- Custom Glazed Maple Cabinetry by Catherine's Classic Kitchens is appointed with architectural wood trim surrounding the gourmet Electrolux Stainless Appliances
- Multiple artistic wall and ceiling works are featured throughout by artists Creative Faux Finishes
- Custom Barrel Ceiling leads into Spa inspired Master Bath featuring a boutique dressing bench and walk around shower showcasing the latest Delta Faucets and Fixtures
- Decorative colors and hand scraped wood floors accompany a Stone fireplace show piece and custom stone hood
- Stonehurst paver drive and walkway lead to an Architectural appointed exterior accented by stacked stone
- Custom pool and spa with sunbathing deck surrounded by pavers offer an outdoor living lifestyle
- Custom granite cabinet tops professionally tailored by CounterEffects by Roger
- Professionally landscaped by Environmental Craftsmen
- Energy efficient foam infused walls, 15 SEER heating and cooling, Rinnai Tankless water heater Tech Shield roof decking and Low E insulated windows
- Personal Builder/Owner Service throughout the building process
- Latest in decorative lighting and plumbing provided by Ferguson Supply

## HARPER HOMES

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# #5 The Craftsman



Duane McQuillen Construction

*Avenue of Dreams*



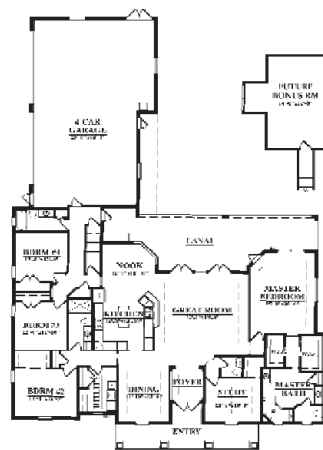
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## Highlands-In-The-Woods

6395 Highlands-In-The-Woods Ave, Lakeland

Directions: Go north on Strickland Ave toward Clubhouse Rd/CR 540. Turn left onto Clubhouse Rd/CR540. Take 2nd left onto Yarborough Ln. Turn right onto CR 540A. Turn left onto Lakeland Highlands Rd. Turn right toward Highlands In The Woods Ave. Take 1st left onto Highlands In The Woods Ave. Take first right to stay on Highlands In The Woods Ave. Follow Parade signs to home #5.

Living Space . . . . .	3,132	Home . . . . .	\$345,000
Garage . . . . .	1,280	Lot . . . . .	\$54,900
Entry . . . . .	.241	Future Bonus Rm . . . . .	.384
Total . . . . .	5,580	Total . . . . .	\$399,900



### Exterior features

- Stone accented craftsman style front elevation with expansive porch
- Paver driveways and front/rear patios
- Built-in outdoor grill area
- Double insulated Low E windows
- Lifetime multi-colored architectural shingles
- Professional landscaping by New Dimensions landscaping
- Fully irrigated St. Augustine sodded lot with preserved natural vegetation

### Interior features

- Layout custom tailored to owner's preferences
- 4 bedrooms, study, with 3.5 baths
- Oversized 4-car garage
- Bonus room framed and ready to be finished
- Extensive finished wood trim throughout home
- Elegant wood and porcelain tile flooring
- 10 and 11 foot ceilings with steps
- Large walk-in master shower with rain head and slide bar hand shower
- Custom wood cabinets with granite tops
- Gas and high efficiency stainless steel appliances
- Upgraded plumbing fixtures and lighting
- Security system and prewired surround sound with centralized AV box and controls
- Wall mounted silent garage door openers
- Tech shield plywood roof decking

## DUANE MCQUILLEN CONSTRUCTION

863-647-1200  
863-698-0548

#CBC1250075

duane@duanemcquillenconstruction.com  
www.DuaneMcQuillenConstruction.com

# Avenue of Dreams

## Continued from page 8

A custom pool and spa with sunbathing deck surrounded by pavers offers a luxurious outdoor living lifestyle.

The Harper family has been living in Polk County since the 1920s and has been in the real estate business since the early 1970s, when Sean's father, Robert F. Harper III, began his real estate career. Sean and Robert formed Harper Homes in June 2000. Building on the Harper family's tradition of excellence, Harper Homes designs and builds custom homes in Winter Haven and Lakeland. Harper Homes, in combination with Harper Development Group, has developed hundreds of neighborhoods in Polk County over the last 35 years.

A few more steps down this Avenue of Dreams and you will find The Craftsman, at 6395, built by Duane McQuillen Construction.

The layout was custom tailored to the owner's preferences with four bedrooms, a study, three and a half baths, a bonus room, and an oversized four-car garage.

Custom wood cabinets and granite countertops are featured in the spacious kitchen, with gas and high-efficiency stainless steel appliance.

Elegant wood and porcelain tile flooring, 10- and 11-foot ceilings with steps are just a few of the details that stand out in a McQuillen home.

Duane is hands-on with every client, from the design stage to the final touches. He derives a deep satisfaction from the art of creating custom homes, from the most luxurious to smaller homes - all of which are dreams in the making.

"If you think about it," says Duane, "after we've been in business here for 30 years, we do have somewhat of a following. People think of us when they are ready to build their dream home. People look for our houses at the Parade of Homes."

"In the past 20 months or so, 18 to 20 homes have been built in Highlands in the Woods," says Sean. "We did that by a combination of lowering the lot prices to meet the market demand and the impact fee moratorium. All of the impact fees are on a moratorium, except for the school impact fees, and that saves you about \$15,000 on a home."

"In the last six to seven weeks I've had more calls than I've had the whole year," says Duane, "not just for this neighborhood, but all over Polk County. Phones are ringing and the industry is looking better than it has in four years."



The master bathroom of Duane McQuillen's Craftsman.

"If you're in a position to buy and/or build," says Mike, "You should do it because we're at the bottom as far as cost to build, cost to buy and so five years from now, the people who are in here buying something or building something, they're going to look back and they're going to look like geniuses that they bought at the right time."



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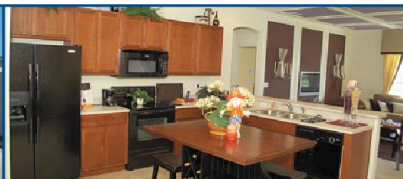
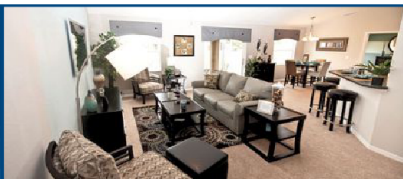
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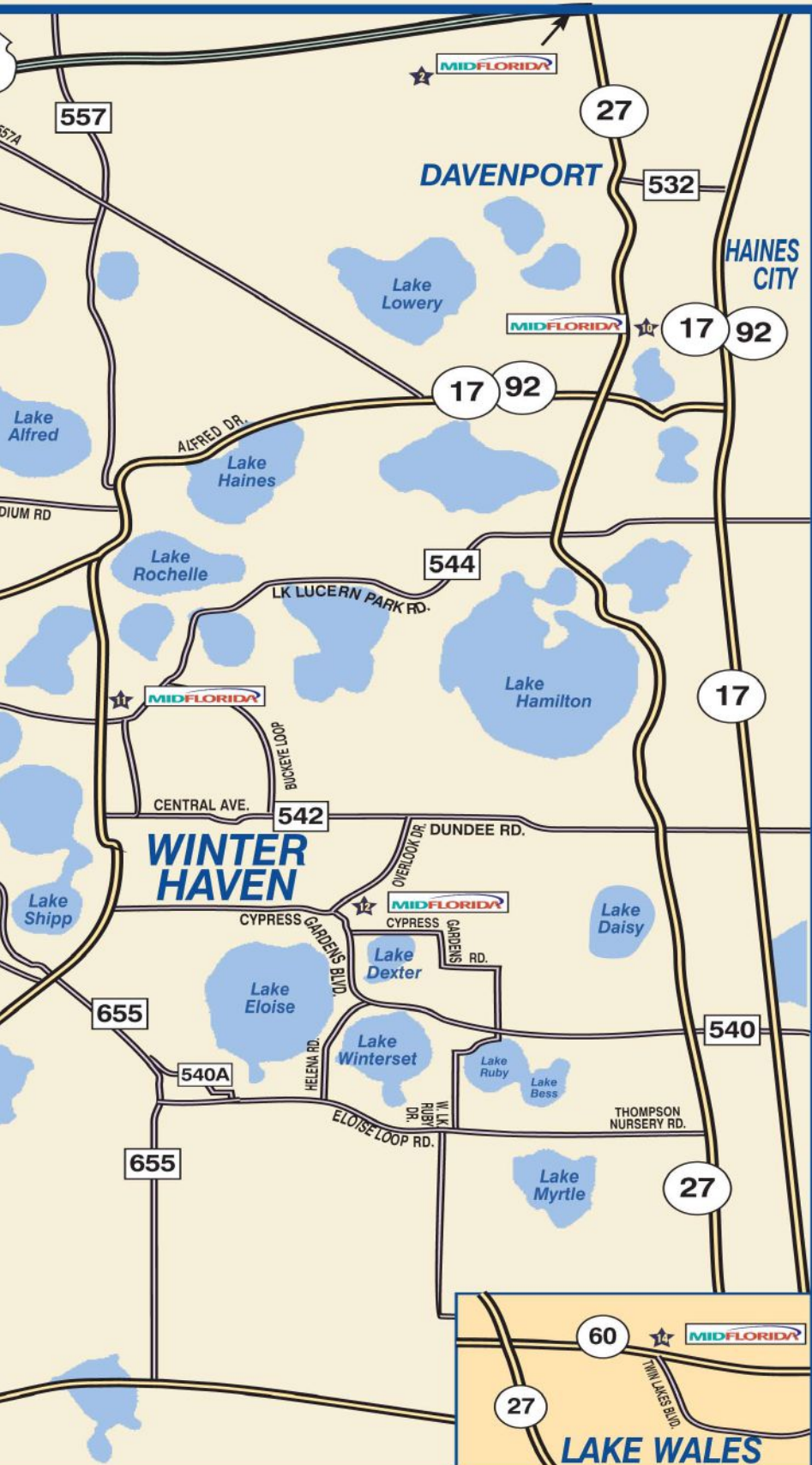


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5. Duane McQuillen Construction	Highlands-in-the-Woods	Craftsman
6. Hickman Homes	Highlands-in-the-Woods	Day Manor
7. Tapia Construction	Highlands-in-the-Woods	Diana
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9. R. Nunez Homes	Christina Chase	Seville
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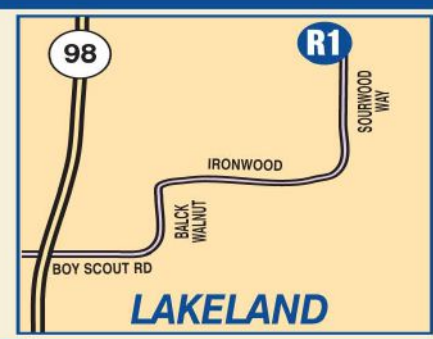
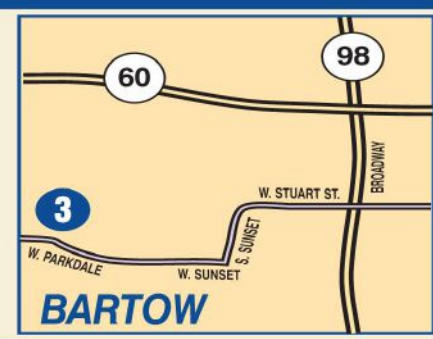
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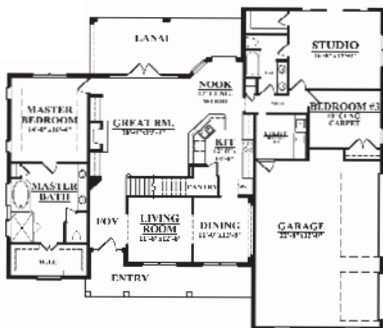
# #6 The Day Manor



## Highlands-In-The-Woods 6371 Highlands-In-The-Woods Ave, Lakeland

Directions: Go north on Strickland Ave toward Clubhouse Rd/CR 540. Turn left onto Clubhouse Rd/CR540. Take 2nd left onto Yarborough Ln. Turn right onto CR 540A. Turn left onto Lakeland Highlands Rd. Turn right toward Highlands In The Woods Ave. Take 1st left onto Highlands In The Woods Ave. Take first right to stay on Highlands In The Woods Ave. Follow Parade signs to home #6.

Living Space	.....2,807	Home	.....\$279,500
Entrance	.....195	Lot	.....N/A
Lanai	.....278	Total	.....\$279,500
Garage	.....785		
Total	.....4,065		



- "Old World" stone and stucco exterior finish reflects the French Country character of this home.
- Deep color Birch plank flooring throughout makes a striking combination in the downstairs.
- Specialty built-in's and wood moldings throughout.
- Sit by this beautiful wood burning fireplace flanked by built-in bookcases and plant shelves above.
- This kitchen speaks elegance with bead board hardwood cabinets, granite countertops, tile backsplashes and stainless steel appliances and CHECK out this PANTRY!
- Upstairs game room perfect for pool table and wide screen entertainment.
- Rear Studio for home based business
- Outdoor living with paver porch and big back yard.
- Energy Saver package with "Pi-Foil" radiant barrier.
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- Stroll this landscaping showcase on paver brick walk and drive.
- Yard complete with Zoysia grass and automatic irrigation system.
- Enjoy this serene wooded neighborhood with community clubhouse with tennis courts, putting green and pool at the award winning "Highlands-in-the-Woods".
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# #7 The Diana



## Highlands-In-The-Woods 6432 Highlands-In-The-Woods St., Lakeland

Directions: S Florida Ave, to East on CR 540 A. Turn right on Lakeland Highlands Rd. Turn right on Broken Arrow Trail. Turn right into Highlands in the Woods subdivision. Make another right on Highlands in the Woods St. Follow Parade signs to home #7 which will be on your right.



Living Area	.....3,556
Garage	.....750
Entry	.....53
Lanai	.....450
Workshop (A/C)	.....328
Total	.....5,137

Home .....\$443,978

- Spacious, custom designed Tapia Construction floor plan
- Stylish, flat tile roof for a sleek look
- Foam Block insulation, radiant barrier plywood, and double paned windows for high energy efficiency
- Brick paver driveway, walkway and rear lanai
- 12' ceilings in main impact areas, 10' throughout secondary bedroom areas
- Elegant, Cambridge 8' interior passage doors with 3 1/2" casing
- Double step tray ceilings with 5 1/4" crown molding in great room, dining room, office, and master bedroom
- Stunning, spacious, gourmet kitchen with upgraded Kitchen Aid appliances
- Custom built, solid wood cabinets with 42" uppers, crown molding, above and under cabinet lighting, and self close drawers
- Custom built closet shelves throughout
- Elegant, upgraded granite counters throughout
- Extensive, custom millwork throughout home
- Wood floors throughout most of home create a warm, rich look
- 12'x24" Air conditioned workshop
- 20 KW generator w/ central vacuum included

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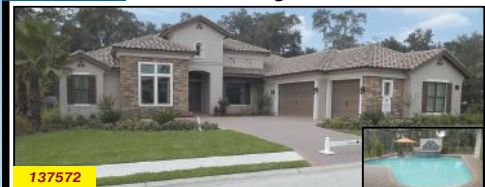
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# #8 The St. Augustine 1201B



## The Preserve at Eaglebrooke 6803 Eagle Ridge Blvd., Lakeland

Directions: Take 540A to Carter Road (Brewster's Ice Cream) follow Carter Road 1 mile to the entry of Eaglebrooke Country Club (on your left). Go through guard gate and take immediate left, follow signs to "The Preserve". Follow Parade signs to home #8.



Arthur Rutenberg Homes

Living Area	.....3,893
Cabana/Lanai	.....569
Garage	.....763
Entry	.....135
Total	.....5,360

Home .....\$435,000  
Lot .....\$90,000  
Pool .....\$65,000  
Total .....\$590,000

- 11' -4" ceilings in the Dining and Living
- 10' -8" ceilings in the Kitchen, Morning, and Leisure
- 9' -4" ceilings at secondary Bedrooms, Utility, and Garage
- Vaulted ceilings in Bonus
- Faux wood beams in Leisure, Morning, and Kitchen
- 8' tall interior doors throughout
- 8' tall 90 degree sliding glass doors in the Leisure
- Bar off the Dining, Kitchen, and Living areas
- Kitchen with large central island
- Walk-in Pantry off Kitchen
- Utility with laundry sink in base cabinets and drying rod above and space for washer/dryer with wall cabinets above, and adjacent knee space
- Walk-in storage off Utility Hall
- Niche in Hall off Bedrooms 3 and 4

## ARTHUR RUTENBERG HOMES

863-648-1230

kwarren@ARHomes.com  
ARHomes.com

#CBC1252868

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# From Outdated To Updated With Waller Style

By MARIALICE QUINN

Our entry is an addition/whole house remodel of a 1980s home," says Brian Waller, Vice President of Operations for the Waller Group. "We designed and built the addition, and designed and remodeled the entire kitchen/living area, which included increasing the size and changing the configuration of the kitchen. Kristen Lisenby, my designer on the project, did a tremendous job."

The original floorplan was very closed off and did not have the open feel that has become more popular today. "The kitchen, living room and family room were not as large as the client would like," says Brian, "and the home was outdated."

A former addition that was built improperly without a permit was demolished, and a new family room/screened porch was added on to the rear of the home. The porch area includes new composite deck at the screened room, new outdoor kitchen area and beautiful columns with copper screen.

The remodel also included a new kitchen, family room, master bathroom, one-half guest bathroom, laundry room, living room, office and upstairs bathroom. The home now features wood cabinets, quartz tops, decorative tile wallsplash, wood flooring, porcelain tile flooring, frameless shower door, and a new French doors with interior blinds.



The living room features new crown molding, wood flooring, and new French doors.

The kitchen features wood cabinets, quartz tops, beautiful tile wallsplash, wood flooring, and new lighting and plumbing fixtures.

The master bathroom features wood cabinets, quartz tops, new glass block window unit, new plumbing/lighting fixtures, new frameless shower door, and new shower tile (including glass/stone listello).



The new upstairs bathroom features new fixtures, new vanity, new quartz top, new tile, new plumbing and lighting fixtures

All cabinets, quartz tops, wood flooring, tile, plumbing fixtures, shower door, and much more was selected at and furnished by Waller Design Center.

The exterior of the home was sports an updated look thanks to new hardie plank siding, trim and shutters

See Waller page 16

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## #9 The Seville



### Christina Chase

908 Christina Chase, Lakeland

Directions: Travel south on South Florida Ave. to 540A (Citrus @ Chemical Bank on corner). Turn left (East) then right on Carter Rd (South) Christina Chase 1/4 mile on the right side of Carter Rd. Follow Parade signs to home #9.



Living Area	.....3,145
2nd Story	.....964
Garage	.....405
Lanai	.....315
Entry	.....67
Total	.....4,109

Home	.....\$349,000
Lot	.....\$45,000
Total	.....\$394,000



- Designer ceilings throughout home
- Beautiful gated community in the heart of Lakeland
- Natural walking trails around private wooded areas
- 30 year architectural shingles and R-30 insulation
- Wood cabinets accent the kitchen
- Granite countertops with oversized center island in kitchen
- Maintenance Free community - no yard work
- Wood floors highlight interior living space
- Entry and driveway pavers standard
- Spacious floor plan with 10' recessed ceilings and crown molding
- Upgraded rounded drywall
- Crown molding in all living spaces
- Full yard automatic irrigation system
- Oversized bathroom with garden tub
- Large/spacious closets with a lot of storage space
- Designer glass front door highlights entry
- Energy efficient double pane windows
- Brighthouse cable
- Energy efficient Carrier 14 SEER air conditioning
- Energy efficient foam insulated walls

### R. NUÑEZ HOMES

863-644-0635 [corp@rnuñezhomes.com](mailto:corp@rnuñezhomes.com)  
[www.rnuñezhomes.com](http://www.rnuñezhomes.com)

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## #10 The Diamond



### Stoney Creek

1144 Stoney Creek Blvd., Lakeland

Directions: From 540A continue west through the South Florida Ave. intersection to Ewell Rd. Stoney Creek is located directly on the right side after crossing Old Hwy 37. Follow Parade signs to home #10.



Living Area	.....1,723
Garage	.....465
Lanai	.....55
Entry	.....33
Total	.....2,272

Home	.....\$209,000
Lot	.....\$25,000
Total	.....\$234,000



- Beautiful gated community in the heart of Lakeland
- Natural walking trails around private wooded areas
- 30 year architectural shingles and R-30 insulation
- Wood cabinets accent the kitchen
- Rounded drywall corners
- Granite countertops
- Maintenance Free community - no yard work
- Tile floors highlight interior
- Full yard automatic irrigation system
- Garden tub
- Designer glass front door highlights entry
- Crown molding in living areas
- Energy efficient double pane windows
- Energy efficient Carrier 14 SEER air conditioning
- Energy efficient foam insulated walls

### R. NUÑEZ HOMES

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[www.rnuñezhomes.com](http://www.rnuñezhomes.com)

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## #11 The Concord



### Mission Lakes at Oakbridge

2957 Mission Lakes Drive, Lakeland

Directions: Take Harden Blvd. to Oakbridge Blvd. or North Frontage Rd. to Oakbridge Blvd. to the Mission Lakes Subdivision. Turn into Mission Lakes Dr. and keep straight. The Concord model is on the left.



Living Area	.....1,660
Entry	.....24
Lanai	.....122
Garage	.....287
Total	.....2,093

Home	.....\$149,900
Lot	.....\$45,000
Total	.....\$194,900

- Granite Countertops throughout
- Floor tile on diagonal in foyer, hallway, kitchen, living/dining room, powder bath and laundry room
- Tile inserts in foyer and master bath
- Pavers at front entry
- Carefree closets system in master bedroom
- Designer ceiling fans throughout
- Crown molding in master bedroom and master bath
- Built-in bar in dining room with granite countertop and recessed lighting
- Biscuit fixtures in master bath with under mount lavatories
- Fluted molding on sliding glass door and kitchen windows
- Security system trim out
- Maintenance free community
- Gated community
- Walking distance to medical, shopping, restaurants and entertainment
- Social membership to Grasslands Golf @ Country Club (Limited Time)

### DRUMMOND COMPANY, INC.

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[Oakbridge.com](http://Oakbridge.com)

#CGC61856

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## #12 The Liberty



### Sleepy Hill Estates

2551 Iris Ann Drive, Lakeland

Directions: Travel Hwy 98 North past I-4 approximately 1 mile. Turn left on Sleepy Hill Road (at TGI Fridays Restaurant). Travel Sleepy Hill Road approximately 2.5 miles. Cross Kathleen Road, travel .2 mile. Sleepy Hill Estates is on the left. OR: Travel Kathleen Road north past I-4 approximately 2.5 miles. Turn left on Sleepy Hill Road, travel .2 mile. Sleepy Hill Estates is on the left. Follow Parade signs to home #12.



Living	.....2,546
Garage	.....518
Front Porch	.....250
Lanai	.....239
Total	.....3,553

Home	.....\$240,000
Lot	.....\$35,000
Total	.....\$275,000

- Dimensional shingles
- Low maintenance exterior
- Insulated tinted windows
- Dramatic 10 ft. Ceilings Throughout
- Wood Plank Flooring
- Security System
- Cambria Quartz Countertops
- Delta faucets @ Kohler Plumbing (kit. @ bath)
- Crown Molding @ Custom Trim Work
- Wellborn Wood Cabinets
- Ceramic tile floors
- GE appliances
- Pavers drive and entry
- Irrigation system, Landscaping @ Sod
- Certified Energy Star Construction

### ERNIE WHITE CONSTRUCTION, INC.

863-683-2782 [ernie@erniewhiteconstruction.com](mailto:ernie@erniewhiteconstruction.com)  
 Operations Office [www.ErnieWhiteConstruction.com](http://www.ErnieWhiteConstruction.com)

#CRK1326470

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# Waller

Continued from page 14

“One of the things that sets us apart from other builders is that a client can come into the Waller Design Center and work with our in-house designers selecting cabinets, countertops, tile, flooring, fixtures and other products and materials. Our client on this project, Justin Bunch, really liked that aspect. We were able to work with him on just about every design feature, material selection, product selection, from start to finish here at our design center.”

### “Kitchen Crashers”

You never know what you’ll be bringing home from the home improvement store. How about a brand-new kitchen - for free? DIY Network’s “Kitchen Crashers” is in stores across America looking for the perfect weekend warriors who could definitely use some help with their kitchen.

What they have found in Polk County is a remodel contractor they want on their show. Waller Construction has been selected by the folks at “Kitchen Crashers,” to participate in one its upcoming segments. “That was a surprise,” says Brian. “We don’t ever solicit those types of things.”

The show follows host Alison Victoria as she approaches unsuspecting shoppers at their local home improvement stores



and offers them a free kitchen remodel. When homeowners accept, their kitchen is “crashed” with contractors, designers, electricians, plumbers, and more, as they work to create an eye-popping showstopper.

“We got a call one day that the producer wanted to interview us for a project,” says Brian. “We met with the producer and he said that he really liked our team and he could tell from our reputation, years in business and design center that we could handle the project.”



And that is all the Brian can say right now. Check out [www.diynetwork.com](http://www.diynetwork.com) for future scheduling of the episode.

Meanwhile, why not check out the Parade of Homes remodel at 6003 Sourwood Way in Lakeland, and see what Waller can do for your old home. Open today and tomorrow only from 11 a.m. to 6 p.m. Contact Waller Construction at 863-688-8870.



# 2012 Fall Parade of Homes

## #13 The Hancock II



983496

### Lake James

8216 Lake James Drive, Lakeland

Directions: 4.5 miles north of I-4 on Highway 98 North. Turn left onto Banana Road. 1.3 miles on left will be Lake James subdivision entrance then turn right onto Lake James Drive. Follow Parade signs to home #13.



Living	.....	2,200
Garage	.....	.642
Entry	.....	.75
Lanai	.....	.317
Total	.....	3,234

Home	.....	\$210,000
Lot	.....	\$30,000
Total	.....	\$240,000



- Dimensional shingles @ Hardi Board fascia
- Low maintenance exterior
- Volume 10 ft. @ 12 ft. ceilings
- Crown molding @ custom trim work
- Wellborn wood cabinets
- Cambria Quartz solid surface countertops
- Delta @ Kohler plumbing fixtures
- GE Kitchen appliances
- Tile @ wood plank flooring
- PGT Insulated - tinted windows and sliding glass doors
- Carrier 15 SEER heat pump - 5 yr warranty parts @ labor
- Foam injected insulation and insulation board exterior block walls
- Pavers brick entry, sidewalk and driveway
- Irrigation system, landscaping @ sod
- Security system

### Single Family Homes

**\$149,900**

Drummond | The Concord

### Single Family Homes

**\$149,901 - \$166,750**

Williams Construction | The 840

### Single Family Homes

**\$166,751 - \$210,000**

Danny Sadler Inc. | The Bentley  
R. Nunez Homes | The Diamond  
Ernie White Construction | The Liberty

### Single Family Homes

**\$210,001 - \$240,000**

Ernie White Construction | The Hancock II

### Single Family Homes

**\$240,001 - \$279,500**

Hickman Homes 11 | The Day Manor

### Single Family Homes

**\$279,501 - \$349,000**

Harper Homes | The Woodside Chateau  
Duane McQuillen Construction | The Craftsman  
R. Nunez Homes | The Seville

### Single Family Homes

**\$349,001 - \$443,978**

Kensington Homes | The St Augustine  
Tapia Construction | The Diana

### Single Family Homes

**\$443,979 - \$505,000**

Hulbert Homes | The Maximillion

### Residential Remodelers

Waller Construction  
6003 Sourwood Way, Lakeland

### Landscaper Entry

Floralawn | The Diamond

## ERNIE WHITE CONSTRUCTION, INC.

863-683-2782

Operations Office

#CRC1326470

ernie@erniewhiteconstruction.com

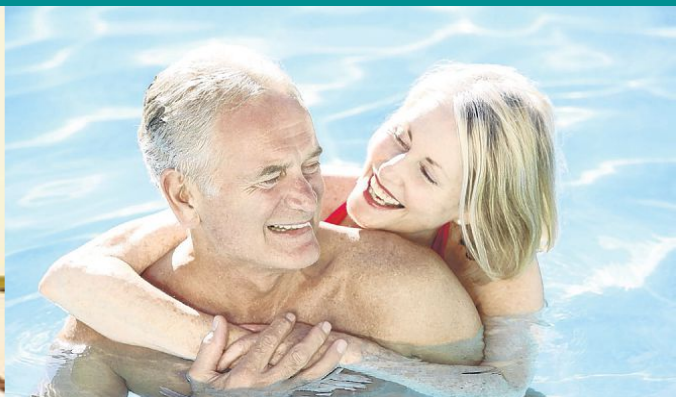
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 APR

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kim.edwards@ledgermediagroup.com

Maria Iannucci  
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## this just in ...

# Coldwell Banker Residential Real Estate- Lakeland Office Names September Achievers

Fran Umstadter, Broker Manager for the Lakeland Office announces:  
Top Listing and Sales Leaders for Individuals for the month of September. Frank Bazail for Listing Units and Betsy Martin for Listing Volume. Beverly Page and Frank Bazail tied for Sales Units and Amanda Durham for Sales Volume.

Top Listing and Sales Leaders for Teams for the month of September. The Knowles Team for Listing Units and for Listing Volume. The Knowles Team and The Williams- Mitchell Team tied for Sales Units and The Knowles Team for Sales Volume.

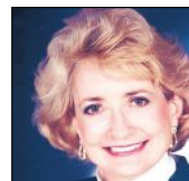
Top Property Management Leader for the month of September. Shannon Cornell for Units Leader and Volume Leader. Outstanding Month- Barbara Hoffman, Cowley Team, Ron Denney, Benton Team, Cheryl Arcadipane.



Frank Bazail



Betsy Martin



Beverly Page



Amanda Durham



The Knowles Team



Williams-Mitchell Team



Shannon Cornell



Barbara Hoffman



Cowley Team



Ron Denney



Benton Team



Cheryl Arcadipane



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- 3 Bedrooms, 2 Baths
- Fla. Friendly Landscape
- Separate Workshop
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- Laminated & Carpet
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- 19 x 28 Porch
- Move-In Condition

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OCT. 13 & 14. BRAND NEW DECORATED MODELS IN CHRISTINA CHASE AND STONEY CREEK.



**Christina Chase** - From S. Florida Avenue take a left onto CR540A. Then turn right onto Carter Road. Community will be on the right.

**Stoney Creek** - Take S. Florida Avenue. Take a right onto Ewell Road. Stoney Creek will be on the corner of Ewell and Old Hwy. 37.

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# Personal Finance Center

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Bankrate.com

## CD & Deposit Guide

Institution/Phone	Address/Internet	Int Chking Acct Min	Money Mkt Acct Min	3 mo CD Min	6 mo CD Min	12 mo CD Min	18 mo CD Min	24 mo CD Min	36 mo CD Min	60 mo CD Min
<b>Bank of America</b> 800-432-1000	Call for Locations! <a href="http://www.bankofamerica.com">www.bankofamerica.com</a>	0.05	0.05	0.01	0.01	0.03	NA	0.10	0.15	0.50
<b>Branch Banking and Trust Company</b> 800-226-5228	218 N. Dale Mabry Highway	0.02	0.01	0.03	0.05	0.15	NA	0.25	0.45	0.55

Specials: Call for special rates.

## INSTITUTIONS, TO HAVE YOUR INFORMATION APPEAR IN THIS AD CALL 888-768-4243

Legend: Rates effective as of 10/9/12 and may change without notice. All institutions are FDIC or NCUA insured. Rates may change after the account is opened. N/A means rates are not available or not offered at press time. Yields represent annual percentage yield (APY) paid by participating institutions. Fees may reduce the earnings on the account. A penalty may be imposed for early withdrawal. Banks, Thrifts and credit unions pay to advertise in this guide which is compiled by Bankrate.com, a publication of Bankrate, Inc. © 2012. To appear in this table, call 888-768-4243. To report any inaccuracies, call 888-509-4636. • <http://theledger.interest.com>

## Mortgage Guide

Program	Rate	Points	Fees	% Down	APR
<b>THE FLORIDA MORTGAGE STORE</b> 877-859-8367 <a href="http://www.tfms.net">http://www.tfms.net</a>					
30 yr fixed	3.125	0.000	\$800	5%	3.163
15 yr fixed	2.750	0.000	\$800	5%	2.819
10 yr fixed	2.625	0.000	\$800	5%	2.726
"BETTER THAN BANK RATES / BETTER THAN BANK SERVICE"					
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**\$165,000 loan amount**

Loan Program	Rate	Monthly Payment
1 yr ARM	2.93%	\$689.43
5/1 ARM	2.67%	\$666.63
15 yr fixed	2.84%	\$1,126.81
30 yr fixed	3.52%	\$742.77

Here's what the monthly loan payment would be on a home mortgage loan using the following programs at prevailing interest rates

**\$435,000 loan amount**

Loan Program	Rate	Monthly Payment
30 yr jumbo	4.16%	\$2,117.08

Source: Bankrate.com

**MORTGAGE RATES AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK ONLINE @ <http://theledger.interest.com>**

**LENDERS, TO PARTICIPATE IN THIS FEATURE CALL BANKRATE.COM @ 800-509-4636**

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## Savings and Loan Rates

**BEST BASIC CREDIT CARD DEALS**  
These were the best standard credit card deals available among U.S. banks surveyed by Bankrate.com® as of October 9:

For people who carry balances	Annual % rate	Annual fee	Grace period
Amalgamated Bank of Chicago	800-723-0303	7.50 V	37 25 B
Citizens Trust Bank	404-659-5959	9.25 V	0 25 B
First Command Bank	888-763-7600	10.25 V	0 25 B
iBERIABANK fsb	800-217-7715	10.25 V	0 25 B

For people who pay off balances	Annual % rate	Annual fee	Grace period
Citizens Trust Bank	404-659-5959	9.25 V	0 25 B
First Command Bank	888-763-7600	10.25 V	0 25 B
iBERIABANK fsb	800-217-7715	10.25 V	0 25 B
Simmons First Natl Bank	800-636-5151	10.25 V	0 25 B
Amalgamated Bank of Chicago	800-723-0303	10.75 V	0 25 B
State Farm Bank, FSB	877-SF4-BANK	14.74 V	0 24 B

**LAKELAND RATES**  
These were the lowest loan rates available among Lakeland-area institutions surveyed by Bankrate.com® as of October 9:

Home equity loan 30K	Phone	Rate
BB&T	800-226-5228	3.24
SunTrust Bank	800-786-8787	6.29
Wells Fargo Bank	800-869-3557	8.12

New car 48 Month Term	Rate	
Bank of America	800-432-1000	2.64
SunTrust Bank	800-786-8787	3.49
BB&T	800-226-5228	3.59

Used car 36 Month Term	Rate	
Bank of America	800-432-1000	2.84
SunTrust Bank	800-786-8787	3.49
BB&T	800-226-5228	5.19

**For more consumer credit cards and loans visit: <http://www.bankrate.com>**

Rates are for standard credit cards, and information applies to purchases only. Additional fees may be charged such as for exceeding a credit line, making an ATM transaction, or if a check is returned. B=Billing, T=Transaction, P=Posting, V=Variable rate, F=Fixed. Source: Bankrate.com, for more information visit [www.bankrate.com](http://www.bankrate.com).

Home equity line (HELOC): variable-rate on \$30,000 line, 80% LTV. New-car: \$22,000 fixed-rate loan, 48-month term, 10% downpayment. Used car: \$10,000 fixed-rate loan, 36-month term, 20% downpayment. Rates are subject to change without notice. Source: Bankrate.com, for more information visit [www.bankrate.com](http://www.bankrate.com).

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• Access to Lanai & Pool from Great room  
• Master and Kitchen nook

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**NEW LISTING \$124,900**

**325 Kerneywood Street**  
• 2Bed 2Bath 1,290 SQ FT  
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Call Mike Hamic (863) 529-5000

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**5337 River Rock Rd**  
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Call Leslie Askew (863) 397-2140

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# PROPERTY TRANSFERS

Includes transfers of \$100,000 and over through Sept. 12, 2012

Seller	Owners	Situs Address	Sale Price	Sale Date	Seller	Owners	Situs Address	Sale Price	Sale Date
<b>AUBURNDALE</b>					<b>AUBURNDALE</b>				
ADAMS HOMES	LARNER B M & MARIANNE	1672 DOVES VIEW CIR	\$218,800	7/10/12	RAMALES H & FLORINA	RUSSO DENNIS	299 BENTLEY OAKS BLVD	\$135,900	7/12/12
ADAMS HOMES	WARE MICHELE	1679 DOVES VIEW CIR	\$218,900	8/10/12	REEVES SANDRA S	HARTMAN RONALD & M M	170 AMBER BLVD	\$109,000	7/6/12
ADVANTA IRA SVCS LLC	BERGMAN GORDON L	5437 ORO VALLEY RD	\$158,900	8/3/12	SANDUSKY JOSEPH M	DEESE RICKY F	104 ADAMS RD	\$115,000	7/27/12
BANK OF NY MELLON	FOSTER JAMES A III	336 CRESCENT RIDGE RD	\$343,500	7/2/12	SCHUYLER TRUST	LEMAY TAMMY L	2430 JOEY DR	\$105,000	6/26/12
BARRETT JAMES R & P J	HUGHES BRIAN A & D L	980 CLASSIC VIEW DR	\$190,000	7/3/12	SCOGGINS WILLIAM & J	TRUST 101 MAGNOLIA AVE	101 MAGNOLIA AVE	\$220,000	7/30/12
BENNETT TODD & LEANN	MOHAM GAYLE	206 OSCEOLA ST	\$255,000	7/27/12	SHERROD SOMMER L	LEWIS JASON A & LISA R	4988 JULIANA RESERVE DR	\$422,000	7/16/12
CAMPBELL STEPHEN	DILDINE RICHARD D & M E	121 AUBURN RD	\$120,000	7/31/12	SMITH JOSHUA A	VAUGHN RONALD E	938 VAN DR	\$299,000	6/29/12
DESIGN FOR LIV HOMES	LEE MICHAEL H	319 MEDORA ST	\$130,000	6/29/12	SOUTHERN HOMES	LARA ANTONIO M P	553 WILLET CIR	\$100,000	7/23/12
EAGLE FL VI SPE LLC	GREEN PAUL D	1310 WINDWARD OAKS LOOP	\$140,000	7/5/12	SOUTHERN HOMES	PLUMMER CHRISTIAN & H	797 AUBURN PRESERVE BLVD	\$128,250	8/7/12
FEDERAL NATL MTG	HANOVER HOLDINGS LTD	214 ORANGE ST	\$730,000	7/13/12	SOUTHERN HOMES	MAY REGINA N	834 AUBURN PRESERVE BLVD	\$126,330	8/1/12
FIRST FREE WILL BAPTIST	THOMAS JOHN E & VIRA A	539 AMBER CT	\$175,000	7/20/12	SOUTHERN HOMES	LATTIMORE KERMESHA R	4219 MISTY WAY	\$120,400	8/10/12
FIRST FREE WILL BAPTIST	COCA-COLA CO	BOOTH RD	\$600,000	8/7/12	TAYLOR HUGH & DEB	LADIGAN KATHY J & G A	212 OAK CROSSING BLVD	\$142,500	7/5/12
FIRST FREE WILL BAPTIST	COCA-COLA CO	BOOTH RD	\$600,000	8/7/12	TOLL ORLANDO LP	HURN EDWARD R	703 WOODROW DR	\$163,000	8/10/12
FIRST FREE WILL BAPTIST	COCA-COLA CO	E DERBY AVE	\$600,000	8/7/12	TOLL ORLANDO LP	PAUTZ J & ANN MARIA R	4126 JULIANA LAKE DR	\$328,051	6/29/12
FIRST FREE WILL BAPTIST	COCA-COLA CO	DERBY RD E	\$600,000	8/7/12	TOLL ORLANDO LP	HOLLAND STEPHEN & K S	268 LAKE VISTA DR	\$328,500	6/28/12
FIRST FREE WILL BAPTIST	COCA-COLA CO	E DERBY AVE	\$600,000	8/7/12	WELLS FARGO BK NA	TARABOCCHIA J & MARY	4953 TENNESSEE LAKE DR	\$487,200	7/12/12
FIRST FREE WILL BAPTIST	COCA-COLA CO	114 E DERBY AVE	\$600,000	8/7/12	WHERRY STEPHEN R	GRIBBONS VICTOR A	347 MAGNETA LOOP	\$201,000	7/20/12
FIRST FREE WILL BAPTIST	COCA-COLA CO	E DERBY AVE	\$600,000	8/7/12	BRYAN L R LIVING TRST	ADAMS CYNTHIA E	1510 AUBURN OAKS CIR	\$210,000	7/27/12
HOOD VALLA M & DAVID	COCA-COLA CO	102 E DERBY AVE	\$600,000	8/7/12	<b>BABSON PARK</b>				
KEITER PENNY S	BARRETT JAMES & PAMELA	1416 LAKE ARIANA BLVD	\$150,000	8/3/12	BRYAN L R LIVING TRUST	SCHREIBER J M & YINI & J	1046 SANDY POINT RD	\$225,000	8/10/12
KLEIN REESE & CAROL D	ANDERSON ROBERT & M M	152 AMBER BLVD	\$161,000	6/29/12	KIMBALL LOIS M	SCHREIBER J M & YINI & J	714 N CROOKED LAKE DR	\$225,000	8/10/12
M/I HOMES OF ORLANDO	HOULIHAN TRAVIS & A	952 CLASSIC VIEW DR	\$232,000	7/6/12	MIL ROC INC	HOLLAND A E JR & L B	1330 THORNBURG RD	\$515,000	7/9/12
MARONDA HOMES INC	MILLER NATHAN & J	217 MAGNETA LOOP	\$205,990	7/31/12	STORY VICTOR B TRUST	BLACK HOLDINGS LLC	ANN KING RD	\$147,000	7/31/12
MARONDA HOMES INC	WILSON KATHY A	476 PINE SHADOW LN	\$143,111	7/6/12	B & L CATTLE CO LLC	STORY FAMILY LP LLLP	B F COOK RD	\$6,100,000	7/3/12
MARONDA HOMES INC	MERRYMAN D T & A M	1207 BERKLEY RIDGE LN	\$157,160	6/29/12	<b>BARTOW</b>				
MIDFLORIDA CU	RUIZ GLADYS D	5799 DORNICH DR	\$168,658	7/31/12	CENTERSTATE BNK OF FL	LUBEAR FUTURES PTSHP	HOLLINGSWORTH RD	\$225,000	6/28/12
NORMAN HARRIS SVCS	HALL RONNIE H	108 BENTLEY OAKS BLVD	\$115,000	6/27/12	DUNN BENJAMIN A	COYLE JAMES S	1550 W MCLEOD ST	\$115,900	7/2/12
PREF CLEARINGHOUSE	COOK TINA MARIE & E F	534 BERKLEY RD	\$168,800	7/10/12	FAUBION REX R & P J	PICKARD BRANDON J	1833 CHARLESTON LN	\$150,000	7/19/12

[Lists include only the first buyers and sellers recorded in the transaction as reported by First American RES. For more information visit the Polk County Property Appraiser's Web site at www.polk.pa.org.]

## APTS UNFURNISHED

★★★★★★★★★★

1, 2, & 3 Bedrooms Available  
Starting at \$495 & up

Low Deposit & 1st Mo FREE!  
(qualified applicants)

**Emerald Run Apartments**  
863-668-8835

★★★★★★★★★★

## APTS UNFURNISHED

**LOOK**

**MOVE-IN SPECIALS**

FREE 1st Month's Rent

(on select apts w/approved credit)

Lakeland Properties & Management, Inc.

Call 863-665-8575

Visit: www.lakelandproperties.org

## MOBILE HOME/ RENTALS

**1, 2 & 3 BEDROOMS**

Starting @ \$80/wk or \$325 mo.

★ ★ \$0 MOVE IN FEE ★ ★

★ ★ Special Deals! ★ ★

On Selected Units. Pets OK

(863) 559-2005 or 899-5701

**AUBURNDALE, DUNDEE, WINTER HAVEN**  
Starting at \$350mo.  
1, 2 & 3 BR MH's No Pets.  
Unfurnished. Some Utilities.  
On Lake Shipp (863)287-7884

LAKEFRONT \$145/per week Full two BR  
fully furnished w/ dishes, pans, sheets,  
towels. UTILITIES. More available.  
Call 863-904-5102

## OPEN HOUSES

**LAKEFRONT - WATERFRONT**  
★ Completely upgraded!! ★  
2BR/2BA w/den, (1630 sf),  
6173 Silver Lakes Dr. W., N. Lakeland,  
\$149,000. 55+ Community.  
**OPEN HOUSE**  
SAT/SUN Oct. 13th & 14th  
1:00pm - 4:00pm  
(863) 815-3633

## HOMES FOR SALE

**AUBURNDALE**  
With approved credit and income  
**\$0 Down \$650 Per Month**  
3/1 House with New Paint, Carpet, Tile,  
Central Heat/Air, 2 separate double car  
garages on the property as well.  
**863-640-4968**

## HOMES FOR SALE

**OWNER FINANCING, TRADE, LEASE/OPTION OR RENT**  
Homes and mobile homes throughout Polk County. 2 to 4 Bedrooms, many with acreage. No minimum credit score and application fee required. Call for further details 863-644-7576, 863-944-0418 or 863-640-3941.

**WE BUY Mobile Homes and Houses in Polk County.**  
Cash\$. Fast Closing.  
Call Julian 863-398-0970

**WINTER HAVEN**  
With approved credit and income  
**\$0 Down \$735 Per Month**  
3/2 House with New Paint, Carpet, Tile,  
Central Heat/Air, Fenced Back yard with  
Workshop and Screened Porch.  
**863-640-4968**

**BEAUTIFUL Doublewide For Sale on 2.89 Acres.** Fenced lot in Blue Jordan Forest w/1,736 SF 3 BR/2 BA, Living Room, Dining Room, Master BR w/fireplace. Huge 20'x30' paved workshop w/covered carport. Plus a Barn! Nice Country Community! Pics Avail. Only \$64,900! Call: (863)944-7222

**Between Mulberry & Plant City**  
Very nice location. 1764 SF, 3Bd/2Ba. Inside like new. Fenced yard w/Huge workshop & Covered patio. Great Neighbors. Only \$59,900  
Call:863-944-7222

**PALM HARBOR HOMES**  
New Homes Start at \$39,900  
\$5k for your used mobile home  
3 New models, 1,100-2,400 SQ FT  
800-622-2832 ext 210

## MOBILE HOMES



**3BR/2BA Double Wide Mobile Home**  
Remodeled, New paint (inside/Outside), New roof, new tile in bathrooms.  
**This home is a great deal!**  
5242 Mount Olive Rd. Polk City  
Asking price is \$51,900 w/ Owner Financing. Call Julian 863-398-0970



**3BR/2BA Double Wide Mobile Home**  
Home is located on 1 1/2 acre in Polk City. Home is fenced and has a large front porch, back porch oak trees and a paved road.  
**This home is a great deal!**  
10029 Rachel Cherie Dr. Polk City  
Asking price is \$69,900 w/ Owner Financing. Call Julian 863-398-0970



**Handyman Special Only \$1,500 DOWN!**  
On it's own land, nice large garage, water plumbing to the garage and has 220 in the garage, mobile home on the property that can be fixed up. Home and land is cheap \$39,900  
2608 Cut Across Shorty, Haines City FL.  
**CALL JULIAN 863-398-0970**



**NORTH LAKELAND 3BR/2BA Mobile Home**  
Nice home in a great area to live. 3BR/2BA on shaded lot and large backyard. The home has new paint and carpet with new AC and appliances.  
3151 Indian Ridge Pl. Lakeland  
Asking price is \$69,900 w/ Owner Financing. Call Julian 863-398-0970

## MOBILE HOMES

**OWNER FINANCING**  
**NEW 28x44 3BR/2BA**  
**\$42,900**

**2004 14X70 - 3BR**  
**Zone 3 \$26,900**

**2006 16x66 3BR/2BA**  
**\$19,900 All Redone!**

**2005 with front porch!**  
**3BR/2BA 28X60**  
**\$56,900**

**We buy and finance homes!**  
Maple Corner Mobile Home Sales  
2150 Highway 92 East Lakeland  
863-398-0970

## MOBILE HOME PARKS

**Fixer Upper Specials!!**

Set up in mobile home park.

Starting at only \$100!

Vacant lots also available.

Lake Wales, Will Finance!

Julian 863-398-0970 or Robbie 863-440-1954



**LAKELAND 1 BR 1 Bath HOMES FOR SALE**  
RANGING FROM 1500 TO 3,000.  
www.meadowbrookretirement.com  
MONTHLY LOT RENT \$407 Meadowbrook Retirement Neighborhood (863) 688-3334

**TO PLACE A CLASSIFIED AD IN POLK HOMES PLEASE CALL THE LEDGER AT 863-802-7465**



**AUTUMNWOOD**  
**1 BEDROOM APTS**  
**\$450 w/water & cable**  
Lakeland Properties & Management, Inc.  
Call 863-665-8575

**LOOK**

**BENTLEY PINES**  
**1 BEDROOM APTS**  
**\$475 - \$485 w/water & cable**  
Lakeland Properties & Management, Inc.  
Call 863-665-8575

★★★★★★★★★★  
**FALL SPECIAL- 1 BEDROOMS !**  
**CRYSTAL COURT APARTMENTS**  
863-665-4289  
★★★★★★★★★★

**Lake Gibson single story 2BR/1BA apartment with lake view.** Secure, quiet, gated Apartment w/ laundry room, open floor plan, tile floors, & newly remodeled. Lawn care included. Small pet may be accepted. \$750/mo + sec. 863-858-5606

## HOME UNFURNISHED

**1908 W Walnut St. Lakeland**  
Rent To Own. 3BR/1BA corner lot, Central AC, washer/dryer hook up. \$850/mo. Sec. 8 ok.  
**813-744-1572**

**Why Rent? Own your own home!**  
**OWNER FINANCING**  
Polk City  
10029 Rachel Cherie.....\$69,900  
10265 Rachel Cherie.....\$49,000  
5242 Mount Olive.....\$51,900  
8909 Hammock Loop.....\$74,900

**Davenport**  
114 San Pablo Circle.....\$74,900

**Haines City**  
2608 Cut Across Shorty.....\$39,900

**Winter Haven**  
216 Grove Ridge.....\$57,900  
416 Garrett Ridge.....\$64,900

**Lake Wales**  
3016 Fast Trot Trail.....\$84,900

**Lakeland**  
3151 Indian Ridge Place.....\$69,000  
419 West Crescent.....\$39,900  
3802 Timber Path.....\$54,900  
526 Lazy Lake Drive East.....\$54,900  
4630 S. Terry Avenue.....\$102,500  
1624 Salesberry Street.....\$110,000  
**Call Julian 863-398-0970**

# EXCEPTIONAL HOME, EXCEPTIONAL OFFER

## IN PARADE OF HOMES



**During the Fall Parade of Homes come see these exclusive townhome models and for a limited time take advantage of SPECIAL PRICING on SELECT INVENTORY. LAKELAND'S MOST COVETED ADDRESS!**

Gated Community | Maintenance Free

Granite Countertops Lavish Master Suites Upgraded Appliances

Grasslands Golf & Country Club Social Membership\*

Walking Distance to Medical, Shopping, Restaurants & Entertainment

Starting in the \$150's | Two Floorplans | Convenient In-town Location

### PCBA FALL PARADE OF HOMES

SATURDAY AND SUNDAY  
11AM - 6PM | OCT 13 & 14, 20 & 21



Take Harden Blvd. to Oakbridge Blvd. Follow the signs to PCBA Fall Parade of Homes.  
Oakbridge Realty Sales Center at 1301 Grasslands Blvd. Suite 100 | 863.647.1100 | Mon-Fri 9-5pm, Sat 10-5pm & Sun 12-5pm  
Pat Jones 863.581.4699 | Kara Stahley (Property Management) 863.661.4317

\*Included for a Limited Time

Are You Struggling to  
Make, or Behind on  
Your Mortgage Payment?  
We Can Help! Call 863-577-2600  
www.HelpMcCDPE.com



Certified Distressed Property Expert

# REALTY WORLD®

HOMES OF DISTINCTION

*The Right Agent Makes All The Difference In The World*

520 S. Florida Avenue,  
Lakeland, FL 33801  
863-701-2350

www.realtyworldcentralflorida.com

## OPEN SAT 11:30 - 1:30



**5098 Shore Line Dr., Polk City**  
2BR/2BA, 1999 mobile home  
Located in Mount Olive Shores  
Furnished waterfront home  
RV port and hook ups  
Offered at \$150,000  
Trish Mostoller 640-0850

## OPEN SUNDAY 2 - 4



**801 15th St. SW, WH**  
3BR/2BA in Winter Haven  
Wood floors, bonus room  
Screened porch, park-like setting  
RV parking with electric  
Offered at \$119,900  
SaraLinda Smith 660-7507

## LOCATED IN MOUNTAIN LAKE



**7BR, 7 full BA and 2 half BA**  
Located in Mountain Lake  
Two story Mediterranean home  
8,766 sq. ft. located in Lake Wales  
Offered at \$1,500,000  
Nancy Niegro 660-0296

## LAKEFRONT SKI LAKE HOME



**3BR/2BA lakefront home**  
Screened enclosed pool  
Dock with boat lift, gated community  
Shows like a model home  
Offered at \$365,000  
Debbie Ward-Terry 660-7927

## ACREAGE IN N. LAKELAND



**3BR/2BA in N. Lakeland**  
Sits on 6 amazing acres  
Stocked fish pond  
40x40 Workshop, screened porch  
Offered at \$325,000  
Dawna Stone 398-7471

## NEW LISTING



**3BR/2.5BA in S. Lakeland**  
Oversized lot in Stonegate  
New flooring and freshly painted  
Newer roof and A/C  
Offered at \$264,900  
Nancy Niegro 660-0296

## LOCATED IN S. LAKELAND



**4BR/3BA pool home**  
Tile & wood floors throughout  
Located in Willow Run  
2,320 sq. ft. of living  
Offered at \$240,000  
Tammy Storie 698-6000

## N. LAKELAND BEAUTY



**4BR/2BA located in Buckingham**  
Open floor plan, vaulted ceilings  
Garden tub, almost 1/2 acre lot  
Screened enclosed heated pool  
Offered at \$229,900  
Nancy Niegro 660-0296

## LOCATED IN BARTOW



**3BR/2BA located in Bartow**  
Large corner lot, screened porch  
Granit countertops, jetted garden tub  
1,620 sq. ft., built in 2001  
Offered at \$169,900  
Tammy Storie 698-6000

## SHORT SALE, MAKE OFFER



**3BR/2BA pool home**  
Located off Lake Miriam  
2,032 sq. ft. of living  
2 car garage  
Offered at \$169,000  
Bobbie Drelick 602-0024

## S. LAKELAND POOL HOME



**4BR/2.5BA in S. Lakeland**  
Tri-level pool home  
Formal living & dining room  
2,432 sq. ft., 1/3 acres  
Offered at \$168,000  
Joy Desmond 712-4109

## TOWNHOME IN LONE PALM



**3BR/2.5BA townhome**  
Located in Lone Palm  
1,934 sq. ft. of living  
Well cared for condominium  
Offered at \$149,900  
Donna Chevalier 512-2596

## SHORT SALE, MAKE OFFER



**3BR/2BA in Highlands Vista**  
Pool home in S. Lakeland  
Corner lot, gated community  
Needs TLC, lots of potential  
Offered at \$148,000  
Christie McSwain 450-7973

## SHORT SALE, MAKE OFFER



**4BR/3BA pool home**  
Corner lot, S. Lakeland  
New roof and A/C  
New kitchen and flooring  
Offered at \$143,000  
Jill Caldera 838-7818

## SHORT SALE, MAKE OFFER



**3BR/2BA pool home**  
Located in SE Lakeland  
1,616 sq. ft., built 1990  
Priced to sell quickly  
Offered at \$140,000  
Krista Kontny 409-4561

## PRICE REDUCED



**3BR/2BA immaculate home**  
Central Lakeland location  
Laminated and tile flooring  
6 hole putting golf course  
Offered at \$119,000  
Connie Young 944-0334

## SHORT SALE, MAKE OFFER



**4BR/2BA, immaculate home**  
Granite countertops  
Stainless appliances, garden tub  
Screened patio, fenced backyard  
Offered at \$105,900  
Reta Andress 255-1568

## SHORT SALE, MAKE OFFER



**4BR/3BA unique home**  
Spanish style home  
Oversized lot, fireplace  
Triple split plan, 2,064 sq. ft.  
Offered at \$104,900  
Nancy Niegro 660-0296

## SHORT SALE, MAKE OFFER



**3BR/2BA in Winter Haven**  
Includes office/bonus room  
Large fenced backyard  
Move-in ready, 2 car garage  
Offered at \$80,000  
Tammy Storie 698-6000

## NEW LISTING



**2BR/2.5BA townhome**  
Two master suites  
Maintenance free community  
Community pool & tennis  
Offered at \$79,900  
Tammy Storie 698-6000

## SHORT SALE, MAKE OFFER



**3BR/1.5BA, centrally located**  
Large family room,  
screened porch  
Fenced back yard, shed  
Offered at \$75,000  
Bobbie Drelick 602-0024

## CONDO IN KIMBERLEA



**2BR/2BA in Kimberlea**  
Remodeled, pergio flooring  
Newer appliances, inside utility  
Screened porch, community pool/tennis  
Offered at \$67,000  
Debbie Ward-Terry 660-7927

## ATTENTION INVESTORS



**2BR/1BA mobile home**  
Located among large oak trees  
Great potential, needs a little TLC  
Peaceful area, priced to sell  
Offered at \$25,000  
Donna Chevalier 512-2596

## SHORT SALE, MAKE OFFER



**4BR/2BA mobile home**  
Located in Bartow  
Great investment opportunity  
Built 1985, 1,904 sq. ft.  
Offered at \$25,000  
Twinkle Robinson 860-6645

## QUICK SEARCH LINKS

Visit the links below to get a current live MLS feed that updates continuously with new listings and price changes.

Lakeland Pool Homes  
Under \$200,000  
[www.PoolHomes101.info](http://www.PoolHomes101.info)

Foreclosure Homes For Sale  
in Lakeland  
[www.ForeclosureHomes101.info](http://www.ForeclosureHomes101.info)

Condos for Sale  
In Lakeland  
[www.Condos101.info](http://www.Condos101.info)

Lakefront Homes  
in Lakeland  
[www.LakefrontHomes101.info](http://www.LakefrontHomes101.info)

East Polk Pool Homes  
Under \$200,000  
[www.PoolHomes201.info](http://www.PoolHomes201.info)

Foreclosure Homes For Sale  
In East Polk  
[www.ForeclosureHomes201.info](http://www.ForeclosureHomes201.info)

Condos for Sale  
in East Polk  
[www.Condos201.info](http://www.Condos201.info)

Lakefront Homes  
in East Polk  
[www.LakefrontHomes201.info](http://www.LakefrontHomes201.info)