

TALLAHASSEE LIFE!

Volume 15, Number 4

Your Home Team

Do you know somebody looking to sell or buy a home? Please tell them how hard we will work to earn their business.

Please forward this to everyone who wants to find more enjoyment from their Tallahassee Life!



CONTACT INFO

Joe Manausa, MBA
Joe Manausa Real Estate
2066 Thomasville Road
Tallahassee, FL 32308
(850) 424-1120
info@manausa.com
www.manausa.com

Do April Showers Bring May Flowers?

If you are new to Tallahassee, you might not realize that we get nearly 60 inches of rain each year. Yep, that's five feet of water falling from the sky.

April showers bring May flowers ... or so we have been told. Being one to measure before quoting, I have pulled monthly rain totals for 126 straight years in Tallahassee ... in order to generate the graph below.

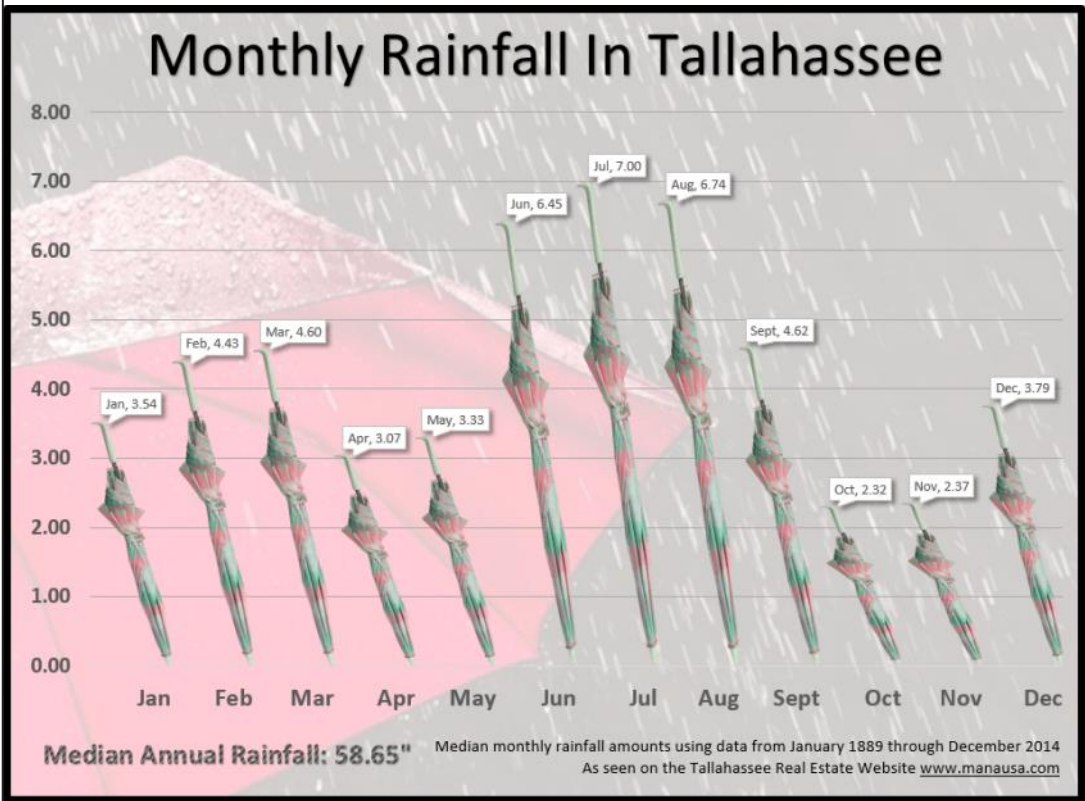
April showers might indeed bring May flowers, but April is far from being a rainy month in Tallahassee. Typically, only October and November get less rain than April, making April one of our dryer

months.

Feedback

Thank you to everybody who provided feedback from last month's edition, and thank you for the referrals, we promise to provide the best service possible to your friends and families who are selling and buying homes.

Congrats to Mark Griffard who correctly identified Tom Brown in last month's contest, and don't forget this month's contest ([who is that dashing young man on page 7?](#)).



Killearn Lakes: “You’ll Love Your Neighbors”



Considering a home purchase? Take a quick peak at the [homes for sale in Killearn Lakes](#)



The KEY to our business is referrals from past clients, friends, and family members just like you!



Jasmine McIntyre
REALTOR

[See Jasmine’s Bio](#)

Have you ever imagined yourself driving home down winding roads filled with canopy trees, decompressing from a long day? If so, Killearn Lakes may be the neighborhood for you!

As my children say, “we get to drive through a tree tunnel every day!” Complete with “A”-rated Elementary, Middle, and High Schools inside the subdivision, Killearn Lakes offers homes at nearly all price points.



While this area feels tucked away and private, the community and its surroundings offer plenty of dining, shopping, and social opportunities. The Killearn Lakes motto, “You’ll Love Your Neighbors” is fitting for this community of families.

Not only is the neighborhood friendly and close-knit, but the wildlife is just as much a part of it as the people! It’s not uncommon to spot deer and rabbits during your morning commute. The most deer my family has ever seen at one time is 18!

Within Killearn Lakes, Tekesta Park is a gathering spot for residents. In fact, most residents keep lawn chairs in the trunks of their vehicles because they gather here so often.

The homeowner’s association and nearby churches plan wonderful holiday and annual events for all residents to enjoy.

One of my favorites is “Movies in the Park” when hundreds of families outfitted in jackets, hats, gloves, and blankets set up their lawn chairs to watch holiday classics on a big screen in the park.

Free treats and drinks are always provided for residents. Through these activities, we have met families and children who have become our dearest friends.

Talk about convenience: There are several outstanding local restaurants and shops just minutes away. These include Publix, Target, Chick-Fil-A, Walgreens, Kohl’s, and last but not least, Wingstop (my husband’s favorite) just to name a few of them. There’s even a neighborhood post office!



Living in Killearn Lakes has been a great choice for our family because we love the wooded community and friendly environment. Some say that it’s too far from town, but you can get almost anywhere in Tallahassee in 25 minutes, so don’t let that keep you from joining us!



Wanna hit the links this weekend? Check out all there is to do at [Golden Eagle Country Club](#).



Thinking about buying a home? Visit our brand new search tool and view all [homes for sale in Golden Eagle](#).



Andrea Chapman
REALTOR

[See Andrea's Bio](#)

Golden Eagle: Something FORE! Everyone

The gated, golf-course community of Golden Eagle Plantation is located in northeast Tallahassee, about 10 miles south of the Georgia border and 12 miles north of downtown.

Various levels of Country Club membership are offered, and it's easy to see how the championship course is often the magnet that attracts its residents.

The golf course, designed by [Tom Fazio](#), is the jewel in the crown of this upscale community. It offers beautiful scenery, a variety of challenges - water, sand, trees, sloping terrain - and even an island tee.

There are four state of the art clay surface tennis courts at the Tennis Club in Eagles Ridge and two traditional hard courts immediately adjacent to the swimming pool. A resident pro provides private and group lessons, and there are leagues offered for all ages and skill levels.

It is easy to meet people and make friends in Golden Eagle. Low vehicle traffic and a 25 mph speed limit allow walkers, joggers, cyclists, dog-walkers and skate-boarders to be out and about throughout the day.

Retirees may be attracted to the golf course, tennis courts, and Country Club activities while younger residents might enjoy the community for its excellent school district. Killlearn Lakes Elementary, Deerlake Middle, and Chiles High school are all "A" rated schools.

A traditional "Ladies Club" meets each month for lunch at the Country

Club. A typical meeting will offer a local speaker on a topic of wide interest, and news of the various activities available at Golden Eagle -- book clubs, card groups, volunteer work, gardening groups, dining groups and one-day field trips to local points of interest.

There are occasional parties for residents throughout the year including a golf cart parade and Block Party at Christmas. There are some open, communal areas by the lakes, but no designated playgrounds for children.

The active HOA offers Beautification, Architectural, Roads and Drainage, and Security Committees for residents interested in maintaining and improving the appearance and functions of the neighborhood.

There are about 500 homes, mostly brick, on lots about a half acre in size in the main section of Golden Eagle Plantation. Prices generally range from around \$400,000 to just over \$1,000,000.

Eagles Ridge is a more modest neighborhood within Golden Eagle, and it has homes starting in the low \$200's. So don't let your budget keep you away from all the fun! Come join us!



A Note From KK: My 2-yr Old's Grandmother

FL Caverns



Want to take a weekend trip? Visit the [Florida Caverns in Marianna](#).



Do you have recommendations for places to visit in or around Tallahassee? [Drop us a note](#) and we'll write an article on it in next month's edition of Tallahassee Life!



Ron Rice
Co-Owner

[See Ron's Bio](#)

We arrived in January 2014 from Northern Virginia, and purchased a home on the North East side of Tallahassee. Prior to buying our new home, we were warned about the traffic.

In Virginia, a commute to your job entails a two hour trip and another two hours for the return trip (unless rain, snow, sleet, time change, or an accident on the beltway adds additional time).

So we thought to ourselves, "where's all the traffic that many longtime residents warned us about?" Despite all the warnings, we reluctantly ventured out on Black Friday for some shopping.

Imagine our shock to find traffic light, and very few shoppers milling around. In Virginia, you practically have to pack your Thanksgivings meal in a carryout box and camp out at the mall just to get a parking spot!

In Tallahassee, there is very little traffic to deal with and did I mention how warm it is? You can wear shorts and flip flops to shop! It looks like these former residents of Northern Virginia made a great decision by moving here.

In 2014, we visited over 15 state parks and a myriad of museums, to include the Tallahassee Museum, Florida History Museum, and Tallahassee Automobile Museum. Did I mention we got to drive our 1931 Model A Ford in the Veterans Day Parade? It was amazing!

If you've never taken the boat ride at Wakulla Springs where alligators lounge by the water and ducks and migratory birds entertain you - we highly recommend it. Wakulla Springs is the

deepest and largest fresh water springs in the world.

Add a tour of the Florida Caverns in Marianna to your must-do list. You will be in awe of the stalactite and stalagmite formations. Along with the natural beauty, there's even a wedding chapel in the caverns.



In Apalachicola, you'll find the Orman House, which was built in 1838 for the Thomas Orman family. He was a merchant and civic leader.

During our visit, we had a guided tour by a park ranger who was super and made you feel as though "he" lived there in the 1800s.

The park rangers are so knowledgeable about "their" park and are eager to share little known facts and history. We have found all the park rangers more than willing to enthusiastically discuss everything you may want to know about the park and surrounding area.

We love Tallahassee so far and I've saved the best for last. Did I mention that we have 2 year old grandson here and love to explore new things to share with him? :-)

Hope you get to explore these wonderful places too! Til next time ... KK

Le Tour de Tallahassee!



Looking for a fun way to get some exercise? Consider hitting the trails with the [Capital City Cyclists](#)

Buying In 2015?



Eva Armstrong
REALTOR

[See Eva's Bio](#)

If you enjoy bicycling, you've come to the right town. Tallahassee has a variety of trails with varying degrees of difficulty to match any cyclist's desire.

If dirt bikes are your passion:

[Maclay Gardens](#) has a large area of dirt trails that serve beginners and up. The [Fern Trail at Phipps Park](#) is also nice, but better suited for intermediate riders.

[Munson Hills](#), dirt paths that feed from the St. Marks Trailhead just south of the intersection of Woodville Highway and Capital Circle SE is a lovely ride through the pine forests of Apalachicola National Forest.

If you recall last month's article about [Lafayette Heritage Trail Park](#), you'd know that mountain bikes are a crowd favorite there as well.

For paved road enthusiasts, the St. Marks Trailhead also provides a nice jumping off point for the paved railroad bed that runs from Tallahassee to the water front town of St. Marks. With a full bathroom about halfway down the 32-mile road, the trail provides a great ride for cyclists of all skill levels.



Tallahassee-St. Marks Historic Railroad State Trail

State park in Florida

Tallahassee-St. Marks Historic Railroad State Trail is a rail trail and Florida State Park located on 16 miles of the historic railbed of the Tallahassee Railroad, which ran between Tallahassee and St. Marks, Florida. Wikipedia

Management: Florida Department of Environmental Protection

For those living around the universities, a paved trail runs from west of FSU, south through FAMU and connects with the St. Marks Trail at Four Points, providing for a nice long ride for serious road riders.



The local cycling club, Capital City Cyclists, offers weekly rides of different distances and difficulties that introduce riders to the beautiful roads around town. They also sponsor the [Spaghetti 100](#) each October.

Regardless of the distance ridden, everyone participates in a spaghetti dinner upon return to the starting point, thus the name!

Tallahassee cyclists are supported by a number of knowledgeable bicycle shops located about town with answers and repairs for any bicycle challenge. You have no excuse for not jumping on your bike and taking off!

If you want to check out any of the many cycling opportunities throughout Tallahassee, visit [Bike Tallahassee](#) or ask any of the bicycle shops for their recommendations on favorite trails. There are quite a few more to explore than I've listed here.

See you out there!



The Egg Café and Eatery



Do you know of other great breakfast or brunch places in Tallahassee? [Drop us a note](#) and we'll make sure to get the word out.



Garrett Jacks
REALTOR

[See Garrett's Bio](#)

Breakfast Anyone?

Bacon, eggs, pancakes, yogurt, a muffin and a side of hashbrowns ... that's what I'm having for breakfast this morning.

I can hear the sizzling of the frying pan and smell the aroma of freshly brewed coffee. Boy am I hungry.

Where am I? Well, I'm glad you finally asked.

I'm at **The Egg Café and Eatery** just off of Capital Circle NE at 3740 Austin Davis Ave. If you ever drive by on a Saturday or Sunday, you'll notice a jam-packed parking lot (and for a good reason).

This place takes breakfast to a whole new level. Have you ever seen a more elegant yogurt dish?



Me neither. Did I just hear your stomach start to growl?

But this is only the tip of the iceberg. The entire menu is absolutely outstanding, and sure to satisfy any appetite.

Some of the local favorites include the eggs benedict, potato skillet, and Tallahassee's own version of beignets. The selections are seemingly endless, and the portions are downright hearty.

As I take a look around the restaurant, I see nothing but smiling faces. My wife (who happens to be halfway through her first pregnancy) is in absolute Heaven!

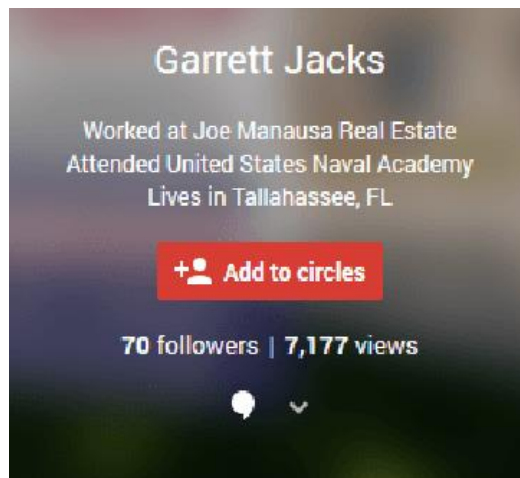
Google reviews it 4.2/5 stars and patrons describe the food as "delightful" and "to die for." Just thinking about it makes my mouth water.

Are you starting to get hungry yet? I don't blame you.

If Cap'n Crunch isn't satisfying your taste buds this morning, don't fret. Grab your keys, hop in your car and make the short drive down to The Egg Café and Eatery.

There's a smorgasbord of delicious food just waiting for you to arrive. So come on out and join us!

Add me on Google+





Discover why the residents here absolutely love the [Piney-Z community](#).



Do you enjoy hiking, biking, fishing or canoeing? Are you looking for a newer home in a great community? Take a look at the [homes currently for sale in Piney Z Plantation](#).



Kevin Milligan
REALTOR

[See Kevin's Bio](#)

For the nature lover: Piney Z

When you hear somebody say, “I live in Piney-Z,” you might say to yourself, “I know where that is, but what the heck does Piney-Z mean?”

For those of you who are unfamiliar with the neighborhood, Piney-Z is a 700+ home development nestled between the award-winning Tom Brown Park, and Lafayette Heritage Trail Park in NE Tallahassee.

The neighborhood offers luxury single family houses, duplex townhomes, and carriage homes with excellent amenities. There's also a club house and community pool.

Spanish Moss, Magnolia, and other local foliage are commonplace and help the community maintain it's natural feel. A portion of the neighborhood borders on a bald eagle habitat, which has been the home to more than three generations of bald eagles since the mid-1990s.



Overall, Piney-Z residents appreciate the quiet atmosphere (only 3 entrances into the neighborhood) and the abundance of green space and convenience.

Piney-Z was developed on what was once a family-owned working plantation

in the mid-1800's. The family farmed, raised livestock, and even allowed local Boy Scout troops to camp and explore the lush landscape and lakes.



Today, Tallahassee natives that spent their youth in the Boy Scouts can recall fond memories of camping and hunting on the Piney-Z property. In the 1990's, the family owners of Piney-Z plantation finally agreed to sell the land for development.

Fortunately, developers working with community planners responsibly created the Piney-Z community and surrounding amenities.

The original home that occupied the plantation was converted into the “club house” and has been well preserved and maintained. Today, the Florida Fish and Wildlife Conservation Commission, as well as ecological teams from Florida State and University of Western Florida study the wildlife and lakes located on the plantation.

If you're considering the purchase of a newer home with access to parks and wildlife, I highly recommend taking a drive through Piney-Z. I can guarantee that you won't be disappointed with what you find.

FOR SALE



Home values in Tallahassee are on the rise. Are you interested in learning more about your home's value? We offer fast, free [Home Valuations](#)



Would your local business like to sponsor next month's prize? [Take our short survey](#) and let us know.



Leave a comment and "Like" us on Facebook!

April Contest



How to Win: Be the first person to post the correct answer to the [Joe Manausa Real Estate Facebook page](#).

Up for Grabs: Cay Newell, an Independent Consultant for [The Pampered Chef](#) will be giving away a wonderful piece of New Classic Stoneware from the April catalogue. If you'd like to see what all she has available, [just drop us a note](#).

Question: In honor of the [FSU Football Garnet and Gold Spring Football Game](#): Who is that handsome young man pictured above?

Hint: In 1971, he was voted Most Improved Defensive Player. His linebacker coach was none other than the legendary NFL play-caller Bill "The Tuna" Parcells. These days, he spends most of his time hunting, fishing and selling real estate here in Tallahassee (in that order)!



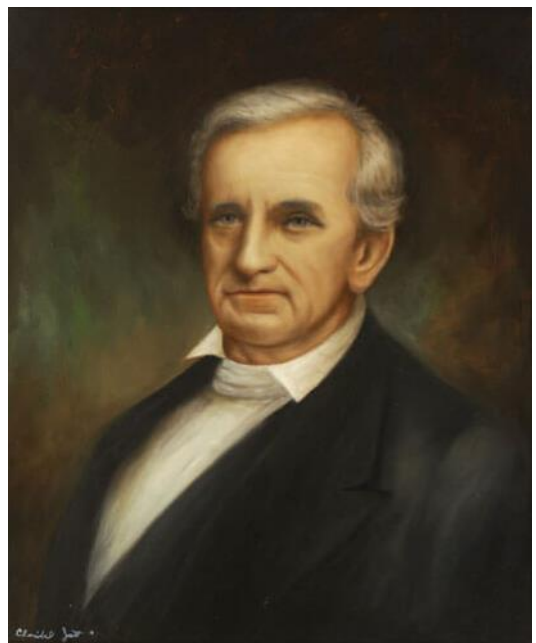
Last Month's Contest



Mark Griffard was the first to post the correct answer for our March contest. His prize: A free massage at [Advanced Alternatives Massage Therapy](#). Congratulations, Mark!

Question: Who is the man pictured below?

Answer: Tom Brown



Community Events



Is there a MUST SEE event coming soon that you'd like everyone in Tallahassee to know about? [Take our quick survey](#) and tell us to get the word out. We truly value our customer feedback.



Need a plumber, electrician, or new roof? Would you like help filing your 2014 tax returns? How about a home warranty?

[Click here](#) to check out our recommended list of vendors in Tallahassee.

- Apr 1 [Jim Crozier and Mary Z Cox](#)
- Apr 1-5 [Performance of James Webb's Sibling Rivalry](#)
- Apr 3 [The 2015 Gospel Explosion](#)
- Apr 3-12 [Tallahassee Music Week](#)
- Apr 3-18 [Flying High Circus Presents "Action!"](#)
- Apr 3 [FSU Women's Tennis vs. North Carolina](#)
- Apr 4 [1st Annual North Florida VegFest](#)
- Apr 6 [Opening Nights: Steep Canyon Rangers & Della Mae](#)
- Apr 9-11 [SportsAbility 2015](#)
- Apr 9-26 [Theatre Tallahassee Presents: Evita](#)
- Apr 10-11 [Donald L. Tucker Civic Center Presents: Monster Jam](#)
- Apr 10-12 [Young Actors Theatre Presents: Free to Be... You and Me](#)
- Apr 10-12 [Comets Spring Shootout](#)
- Apr 11 [FSU Football Garnet and Gold Spring Game](#)
- Apr 11 [FAMU Football Spring Game](#)
- Apr 11-18 [Tallahassee PRIDEFEST 2015](#)
- Apr 12-17 [ACC Track and Field Championships](#)
- Apr 17 [Donald L. Tucker Civic Center Presents: Stomp](#)
- Apr 17-18 [The 15th annual Florida Lineman competition](#)

- Apr 18 [Annual Art Lovers Saturday](#)
- Apr 19 2015 [Jazz for Justice Festival](#)
- Apr 23-25 [94th Annual Rose Show and Festival](#)
- Apr 25 [Jazz and Blues Festival](#)
- Apr 26 [Capital City Amphitheater presents: Wilco](#)

What did we miss?

We take pride in making sure our customers are informed of all major "happenings" in Tallahassee. If we missed something (or if you want to make sure we don't miss something in our next issue), just [drop Joe a note](#) and let us know.

Follow us on Google+

Joe Manausa Real Estate
 2066 Thomasville Road Tallahassee, FL 3230...
 (850) 366-8917
 manausa.com

Real Estate Agency
 Today 9:00 am – 5:00 pm

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2,856 followers | 1,567,694 views



Often times, homeowners want to know “who to call,” so consider this list as a great starting point. These are the service providers with whom we currently work and trust (updated monthly). If you belong on this list ... let us know at info@manausa.com.

Accountants

Starace Accounting

www.AccountingTallahassee.com
(850) 846-6382

Cleaning Services

Chris Hall

(850) 933-8481

Kara Cleaning Services

(850) 405-3839

Electricians

Troy's Electric, Inc.

(850) 933-8793

CL Williams Contracting

(850) 545-5882

Financial Advisors

Pete Tychsen

www.PreservationFinancialGroup.com
(850) 523-7877

Heating & Air

Riverside Heating & Air

www.tallahasseehvac.org
(850) 633-4896

Mayfield Heating & Air

www.mayfieldhvac.com
(850) 766-2376

Home Inspectors

House Huggers

(850) 508-4123

Pillar To Post

www.pillartopost.com
(850) 562-0578

Southern Home Consultants

www.southernhomeconsultant.com
(850) 668-0917

Wagner Home Inspections

www.wagnerinspections.com
(850) 222-4776

Home Warranty Quote

We'll Get You A Best Quote

(850) 888-0888

Insurance

Chad Gardner

www.mckeeagency.com
(850) 545-0833

Pest Control

1st Choice Pest Control

www.southwindpestandtermite.com
(850) 656-5982

Garnet & Gold Pest Control

[Google Plus Page](#)
(850) 926-1226

Plumbing

Dowdy Plumbing

www.dowdyplumbing.com
(850) 656-1211

CL Williams

(850) 545-5882

Real Estate Attorneys

Manausa Law Firm

www.manausalaw.com
(850) 597-7616

Hayward Title

[Google Plus Page](#)
(850) 386-4400

Repairs

ANDCAT, Inc.

(850) 980-6999

Andy Bailey's Property

Maintenance

(850) 545-5631

Roofing

Square Cut Construction &

Remodeling

(850) 567-0341

Lloyd Roofing

www.lloydroofingandconstruction.com
(850) 251-3511

Fain Pools & Roofs

www.fainbuilders.com
(850) 509-0524

Structural Engineers

Barkley Engineers

www.barkleyengineering.com
(850) 297-0440

Blackhawk Engineering

www.blackhawkengineers.com
(850) 224-4295

Surveyors

Meridian Surveying and

Mapping

www.msmincorp.com
(850) 668-7641

B&D Land Surveying

[Google Plus Page](#)
(850) 421-1435