



TALLAHASSEE LIFE!

W W W . M A N A U S A . C O M

Volume 16, Number 09

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.

SEPT CONTEST

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



CONTACT INFO

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

Help Wanted ~ Help Available

Our job at Joe Manausa Real Estate is to help you when it comes time to move, whether you are selling a home, buying a home, or both. We love to help, and our customers will tell you we work very hard to earn your approval.

Well, we now need your help. Our business is growing at a very fast rate. In fact, we are the fastest growing real estate brokerage among the top five companies in town, and we need to hire more people to help us handle this growth.

Unlike all of our competitors, we are not looking for independent contractors.

We have salaried sales positions that we

are filling right now, and we need your help referring people to us that you believe have the following traits:

1. Consumer focused - Ego is great, but we are looking for people that make our customers incredibly happy.
2. Competitive - Sales is a profession that requires one to have a desire to be excellent. If you know somebody who you think is in the wrong job and would blossom in a salaried sales position, please send them our way.
3. Team Oriented - We work as a team at Joe Manausa Real Estate, so all applicants must work well with others.



Stay In Shape All Year Long



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



Did you know that [Joe Manausa Real Estate](#) is Veteran Owned and Operated? We support all men and women who have served or are currently serving in our nation's military.

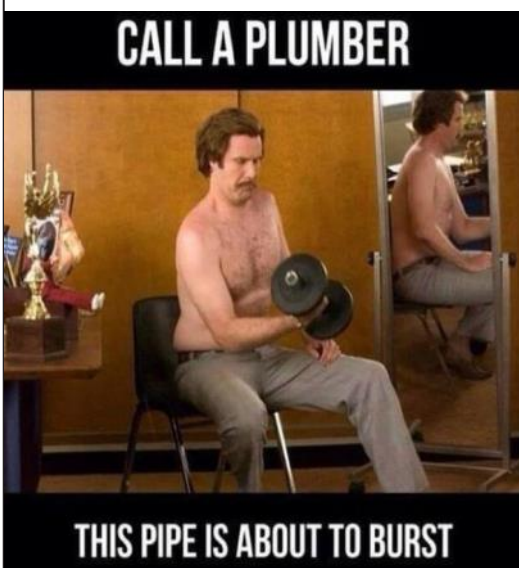


Kevin Milligan
REALTOR

[See Kevin's Bio](#)

With over 38 gyms and fitness facilities to choose from in town, there is definitely no shortage of choices when it comes to finding a place for folks to get in shape.

Whether you are looking for a traditional gym with free weights and muscle men, a yoga studio, or the latest fitness fad such as CrossFit or Orange Theory, Tallahassee has it all.



Each individual has their own fitness goals, and with all the choices for consumers these days the decision of where to go can be daunting.

The goal of this humble correspondence is to provide you with a little insight into selecting the right fitness facility for you.

If you are looking for an affordable choice that meets the needs of a novice to intermediate fitness enthusiast, [Gold's Gym](#) and [YouFit](#) are excellent options.

Gold's Gym has three local facilities and YouFit has two; all centrally located and affordable. Memberships to

both gyms can be less than \$100 per year and allow unlimited access to free weights, cardiovascular equipment, and some group classes.

For most of us, these amenities are more than enough to get the job done. Both gyms have locker-rooms and show facilities so you can get your workout done on your way to work in the morning. YouFit is even open 24 hours per day Monday thru Friday.

If membership cost isn't a concern for you and you'd like a high intensity, non-traditional work out, [Orange Theory Fitness](#) might be ideal for you. Orange Theory offers 60-minute workout sessions split into intervals of cardiovascular and strength training with heart rate monitors to track intensity and maximize metabolic burn.

Workouts are usually done in a group setting to increase energy levels so that you burn more calories. They call it the "Orange Effect". Membership plans vary, but you can expect to spend well in excess of \$100 per month ... Ouch!



If you're looking for exclusive group classes or yoga, check out [Sweat Therapy](#) or one of the more than eight yoga studios in town.

If none of the options discussed here meet your needs or budget, then you can always do it the old fashioned way. Believe it or not, running, push-ups, and sit-ups are still free!



For instant updates "Like" [Friday Night Block Party on Facebook](#) and while you're at it, [swing by our page](#) and show us some love!



Buying or selling a home soon? Check out all homes for sale on [Tallahassee's fastest home search tool](#). Updated 96 times per day.



Lindsey Begue
REALTOR

[See Lindsey's Bio](#)

Party Like A Block Star!

Labor Day marks the beginning of the FSU football season. To some it's "the most wonderful time of the year!"

The smell of corndogs and pretzels in the air. The roar of the crowd cheering and war-chanting.

The panorama of 82,300 arms chopping in unison. The boom of the Marching Chiefs and the Big 8 firing up the fans, players and coaches alike. This year will be unlike any other with the unveiling of the new Champions Club, and the HD 120'x78' Jumbotron.

Everyone knows about the Friday night Downtown Getdown that takes place from 6p-10p before every home game along Adams St and Jefferson St.

But few realize that just a hop, skip, and a jump down the road in the Kleman Plaza platform, the Friday Night Block Party promises great music, great food, and, always, a good time!

The FNBP 2016 season kicks off on Friday, September 9th from 5p-10p with great bands like Brett Young, Clare Dunn, and Chris Lane to name a few.

These Kleman Plaza FNBP shows are a free event - a gift from FSU to its loyal

(and excited!) fans.

Kicking it up a notch toward the end of the season, the Seminoles are having a special "Doak After Dark" edition of the FNBP.

Hosting the event will be Tyler Farr, country radio star Bobby Bones with The Raging Idiots, and Old Dominion on the very field the team will be bringing home the victories all year.



This one is a paid-event with tickets starting at just \$20! This is not something that you are going to want to miss.

Get out there and join thousands of other dedicated Florida State Fans at this family-friendly event that has proven to be the premier tailgate experience!

This Tallahassee home-grown FSU football fanatic will be there and I hope you can make it too!



First Friday In September



Visit the [Railroad Square directory](#) for a full list of artists, businesses, and organizations you can find in the park!



Do you know someone looking to move in Tallahassee? We publish "[Just Listed](#)" homes for sale on [Facebook](#) everyday and it's a great place to see what's new!



Eva Armstrong
REALTOR

[See Eva's Bio](#)

Whether you're looking for a way to have family fun, a date night, or just something to do on a Friday evening, you need to check out First Friday!

On the first Friday of every month from 6pm-9pm you can support local artists and businesses in the Railroad Square Art Park while enjoying live music and performances.



The park is open for anyone to roam for free, not to mention dog-friendly, so it's definitely worth stopping by. Don't worry—there's so much variety you can find something for everyone.

As you probably guessed the Railroad Square Art Park is home to an array of artists and art galleries. As you're making your rounds you can hop between galleries, where there's a wide range of possibilities: several mediums of both 2D and 3D art, interpretive performances, and even interactive galleries.

Along your walk you can enjoy a variety of live music of diverse genres performed by local artists, almost always accompanied by dancing. Whether you're looking to treat yourself, find a gift for someone, or just browse,

there are a number of stores you can endlessly peruse.

You can find herbal and spiritual items, furniture, antiques, vintage clothing, comics, custom printing, camp gear, pottery, crystals, and the list goes on! Or if you're more in the mood for an activity, there's also a rock climbing gym and theater group, as well as opportunities for yoga, meditation, and martial arts.

Railroad Square itself is home to a handful of food and beverage options such as [Black Dog Café](#), [Proof Brewing Company](#), and [The Crum Box Gastgarten](#)—but if that's not enough for you, plenty of food trucks gather in the center of the square to provide even more choices!



Every First Friday is unique, so even if you've been before you should consider checking it out again. The galleries are constantly being updated and you never know what sort of performance you might run into; belly dancers, tap dancers, quartet singers, poetry readers, and bikers are all fair game, just to name a few!

Now is the time to mark your calendar for the first Friday of every month, and be sure to make it out to Railroad Square!

Joe Manausa Real Estate Is Now Hiring

**WE'RE
HIRING!**

If you've got what it takes to succeed in a highly competitive, team based sales environment, call 850-888-0888 and ask to speak with Kevin or Garrett.



WE WANT YOU!

If you know friends or family members who you think would love to work with us, please share this with them. We truly appreciate you helping us get the word out!

Joe Manausa Real Estate is looking to hire talented, enthusiastic, competitive, team-oriented, driven salespeople who have a proven track record of success in past endeavors.

Experience in a competitive sales environment is not a must, but is preferred. No previous real estate experience is required, although a license will need to be obtained prior to commencement of work.

Must display the ability to communicate clearly and effectively via email, phone, and in-person. Must be upbeat, positive and enjoy working alongside others who share a common goal.

Job duties include but are not limited to:

- A) Speaking with customers via both phone, and email
- B) Meeting with customers, both at the

office and in the field

- C) Utilizing various computer software systems to complete daily tasks
- D) Providing 5-star customer service at all times

This is a salaried position. Starting compensation packages will range from \$30,000 to \$60,000 per year commensurate to experience. Health benefits and profit sharing bonuses are also included.

Are you the person we're looking for? If not, do you know someone hungry for a challenge who might fit the description? Please pass this information on to them.

We want you to join [our team](#)! If you've got a "can-do" attitude and are willing to put in the work necessary for success, then [contact us immediately](#) to set up an interview.



Dreamland Bar-B-Que's New Home



For all the latest updates and specials, "Like" [Dreamland BBQ in Tallahassee](#) on Facebook!

Buying In 2016?



Marcus Edenfield
REALTOR

[See Marcus' Bio](#)

If you enjoy good barbecue then you're in for a treat. Dreamland BBQ based out of Tuscaloosa, Alabama has opened up shop in Tallahassee.

Their newest restaurant is located at the Centre of Tallahassee, beside the Amphitheater in the Music Alley. The atmosphere at Dreamland is casual and you're sure to enjoy the down-home feel.

You can find a seat at the bar or grab a table or booth with family and friends. The ribs are what made this spot famous and they're still one of the most featured items on the menu.

They serve up some of the finest spare ribs around and each slab should feed 2 to 3 people.

Pulled pork, BBQ chicken, hickory smoked sausage, baked beans, cole slaw, and potato salad are a few of the other delicious options served up on a daily basis.

If going out to dinner isn't your thing you can also pre-order food and pick it up to go. If you're planning a large party or tailgate Dreamland has you covered on that front as well.

They provide full-service catering complete with professional servers and staff upon your request.

After all, it is tail-gating season and I'm sure your buddies wouldn't mind some good 'ol fashioned BBQ in their bellies before kickoff. Am I wrong?



September Contest



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!](#)



I Knew That !



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

Up for Grabs: A \$50 gift certificate to one of Tallahassee's best restaurants, [The Red Elephant Pizza and Grill](#).

Question: We know you're in the mood for some FSU football trivia, and we've got you covered.

Which pro baseball All-Star catcher signed a letter of intent to play Quarterback for FSU but backed out when he got drafted by the Major Leagues in 2001?



Last Month's Contest



Carolyn Appleyard was the winner of our August contest for being the first to post the correct answer to the [Joe Manausa Real Estate Facebook Page](#). She won a "Smart Home" Security System Installation, Activation, and 1st month security monitoring for FREE from Cory Schroeder and [Northstar Alarm Services](#) (\$160 value).

Congratulations, Carolyn!



common connections

Question: What is the common Tallahassee connection for New York Times bestselling author, Jeff Shaara and Academy Award winning actress, Faye Dunaway?

Answer: Leon High School and/or FSU

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? What about financial advice or accounting services? How about a home warranty?

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

Sept 1 [The 5 Browns, live on five pianos](#)

Sept 2-5 [Little Men—Tallahassee Film Society](#)

Sept 3-5 [The Music of Strangers](#)

Sept 7 [Jim Crozier with Neal Goree](#)

Sept 9-11 [Cinema: Musicians resist extremist ban on music](#)

Sept 10 [Florida State Seminoles vs Charleston Southern Buccaneers](#)

Sept 10 [5th Annual Tallahassee Science Festival](#)

Sept 10 [HOLA Tallahassee Festival](#)

Sept 14 [All Strings Considered—Jim Crozier with Don Austin](#)

Sept 16-17 [Florida Tap Invitational](#)

Sept 16-18 [3 on 3 Basketball Tournament](#)

Sept 16-18 [Life, Animated](#)

Sept 16-18 [Pinkalicious: The Musical](#)

Sept 16-18 [Zombie Shakespeare at Goodwood](#)

Sept 17 [5th Annual Capital City Bikefest](#)

Sept 17 [Fuzzy Pineapple Art and Craft Festival](#)

Sept 17 [T.O.U.R. Guide—Challenger Learning Center](#)

Sept 19 [NPR's Ina Jaffe, on the power of learning](#)

Sept 20 [Alabama Shakes at Capital City Amphitheater](#)

Sept 21 [Jim Crozier with Frank Jones](#)

Sept 22 [Birthday Brews and BBQ](#)

Sept 23-25 [Florida Jazz and Blues Festival](#)

Sept 23 [Dadburn Varmints](#)

Sept 24 [Rascal Flatts—Rhythm and Roots Tour, with Chase Bryant](#)

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.

WIN \$600 Gift Cards

Enter My Sweeps To Win!

All you have to do is [CLICK THE IMAGE BELOW](#) to “Like Us” on Facebook. You will be entered to win our Monthly Contest where we give away gift cards to great stores like Home Depot, Bed Bath & Beyond, etc. (these are especially great if you just moved in to your new home).





Joe's list

Often times, homeowners want to know “who to call,” so consider this 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

Main Cleaning Solutions LLC

[Facebook Page](#)
(850) 728-4284

Electricians

Troy's Electric, Inc.

(850) 933-8793

CL Williams Contracting

(850) 545-5882

Fences & Decks

Gary T. McClure LLC

(850) 274-1764

Financial Advisors

Pete Tychsen

www.PreservationFinancialGroup.com
(850) 523-7877

Fun For Kids

Giggles Indoor Play Center

[Facebook Page](#)
(850) 528-5460

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

Insurance

Chad Gardner

www.mckeeagency.com
(850) 545-0833

Painting Contractors

Paint Life Painting Services

ShawnGrossThePaintDoctor@gmail.com
(850) 567-1855

Pest Control

1st Choice Pest Control

www.southwindpestandtermite.com
(850) 656-5982

Garnet & Gold Pest Control

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

Photography

Georgianna Hatch

[Facebook Page](#)
(850) 524-6060

Tai Nunez

www.tainunez.com
(850) 391-8139

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

Andy Bailey's Property

Maintenance

(850) 545-5631

Roofing

Lloyd Roofing

www.lloydroofingandconstruction.com
(850) 251-3511

Fain Pools & Roofs

www.fainbuilders.com
(850) 509-0524

Joe's list

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

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The Tallahassee Real Estate Blog Is Updated Daily!



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City, Neighborhood, ZIP or MLS® Number Min Price to Max Price Beds Baths

TALLAHASSEE REAL ESTATE BLOG



In Real Estate, If It Is Broken, The Seller Must Fix It

Thursday, June 23rd, 2016 at 8:40am.
Posted by Joe Manausa

During a real estate transaction, it is very typical for a home inspection to be performed on behalf of the buyer.

It is not uncommon for this report to reveal some issues with the



The Glen At Golden Eagle Home Sales Report June 2016

Wednesday, June 22nd, 2016 at 9:12am.
Posted by Joe Manausa

The Glen at Golden Eagle is a popular neighborhood located within a gated community in NE Tallahassee.

This neighborhood is on fire! (meaning homes are selling as fast as they are)



Current Home Sales Report For Bobbin Mill Woods, Bobbin Brook, and Bobbin Trace

Tuesday, June 21st, 2016 at 8:05am.
Posted by Joe Manausa

Bobbin Trace, Bobbin Mill Woods, and Bobbin Brook (the neighborhoods of Bobbin) continues their sluggish start for 2016 as the number of listings continues to grow.



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