



# TALLAHASSEE LIFE!

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

Volume 16, Number 08

## 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.

## AUG CONTEST

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



## CONTACT INFO

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[info@manausa.com](mailto:info@manausa.com)  
[www.manausa.com](http://www.manausa.com)

## If You Like Tallahassee, You'll Like This

Joe Manausa Real Estate cannot lay claim to being the first real estate company to create a Facebook Page, but we are pretty proud of what we have created.

Thousands of people are interacting with us on our page now, so please come by for a visit.

We post what our visitors want to see. There are thousands of pictures of homes in Tallahassee, so even if you are not in the market, you can get all kinds of ideas for remodeling or tips for modern décor and design.

Our page provides a look at homes listed for sale EVERY day, so if you are curious about what's happening in the Tallahassee real estate market, take a peak at our [FACEBOOK PAGE](#).

We also feature community reports with listings, charts, graphs, and analysis of the larger neighborhoods in town.

If there is something you think belongs on a page designed to highlight Tallahassee homes, just drop us a note and we'll add it to our page. We look forward to your visit!



## Tallahassee's Own Brew Bus Tour



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.



Garrett Jacks  
REALTOR

[See Garrett's Bio](#)

As you are well aware, Tallahassee is an awesome place to live. It's beautiful parks, proximity to water, and small town feel make it an extremely desirable city for young and old alike.

But did you know that we've also got our own "Tallahassee Brew Bus"?

That's right! There's a bus that will take you to 7 different locations on the "Craft Crawl Route" where you'll be able to taste some of the finest brews known to man.

It's been described as the safest, most fun way to visit all of the great craft beer breweries, brew pubs, and craft beer bars in Tallahassee and the surrounding area.

If you're a beer-fan, you'd better hop on this ride ASAP.

One of the coolest things about the crawl is that you can choose to visit as many or as few destinations as you like. The bus stops at each location 5 (and in some cases 6) times.

If you're in the mood for some of the best pizza you'll ever taste, make sure you grab a bite to eat at Momo's. The slices are HUGE and the beer is plentiful.

Stops include Growler Country, Momo's, Brass Tap, Fermentation Lounge, Proof Brewing, Grasslands Brewing and Deep Brewing.

For more information, checkout the [Tallahassee Brew Bus](#) on Facebook!

LOCATIONS	STOP TIMES					
GROWLER COUNTRY	6:00	7:30	8:30	9:25	10:30	CLOSED
MOMO'S PIZZA	6:05	7:35	8:35	9:30	10:35	CLOSED
BRASS TAP MIDTOWN	6:20	7:45	8:45	9:40	10:45	11:50
FERMENTATION LOUNGE	6:30	7:55	8:50	9:50	10:55	12:00
PROOF BREWING	6:40	8:00	8:55	9:55	11:00	12:05
GRASSLANDS BREWING	6:50	8:05	9:00	10:00	11:05	12:10
DEEP BREWING	7:15	8:25	9:20	10:20	11:30	CLOSED

## Are You Ready For School?



Take a look at this [real simple back to school checklist](#) for preschool through high school.



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](#)

It's that time again - so back by popular demand are some tips of the trade for making sure your children (and you) are happy and prepared for the next level in their education!

There are a few ways to get ready for another school year. If you are responsible for drop-off and pick-up, try pre-driving the necessary route to and from during drop-off/pick-up hours. Leon County has the bus drivers do the same time test before the year begins and it's a really great idea.



Just remember to add 10-15 minutes for the traffic when that simulation becomes a reality.

Grocery stores and super centers can get crazy when the stores finally post school supply lists. Here are some tips on how to stay out of the line of fire.

Prepare in advance ... most schools will post their supply lists online well before the stores get them. This gives you a heads up to start shopping before things get hectic.

Shop as you go ... there are basic requests that are on the sheet every year. Pick up tissue boxes, crayons, colored pencils, reams of paper, etc.,

throughout the summer. Ever heard of all-in one packs? Some genius created an all-in-one program where you can order a backpack and all of the basic school supplies at the end of the school year to be delivered to your door over the summer so that you won't have to worry about a thing!

Where was this when I was a kid? Lastly, we have to tackle the madness that is "Tax-Free Week" or "7% Off Sales."

I would rather be covered with honey and stuck on a fire ant bed than walk into an Old Navy during tax-free week!

Most people hear "tax-free" and think of all the money they will save. In reality, you can find similar sales throughout the year if you just pay attention to the holiday hype.



Most stores have fantastic mark downs everyday, you just have to walk through the entire store to get there.

So put your blinders on, stay focused, and look for the orange tags! The first few weeks of school can be nuts. But in a few short months, you will be wondering how that school year flew by so fast. Good luck getting fired up for another new school year!

## Be Cool To Your Pets



Looking for a “cool” place to take your dogs this summer? Then check out some of the [best dog parks in Tallahassee!](#)



Pet-friendly neighborhoods are found all over our wonderful city. [Piney Z](#), [Killlearn Estates](#) and [Southwood](#) are prime examples with close proximity to Parks and outdoor walking trails.



Caitlin Saunders  
REALTOR

[See Caitlin's Bio](#)

As we enter into the height of our sunny summer season in Florida, everyone is looking for ways to keep cool while still enjoying the outdoors. As the temperatures begin to rise, it might be great weather for us, but not always for our pets.

Here are some easy tips to keep your pets safe and cool during the summer season.

1. Do not leave your pets anywhere you would not want to be! Enclosed spaces are extremely dangerous during these hotter months. Parked cars and plastic kennels becoming increasingly dangerous in direct sunlight.
2. Be aware of the signs of heatstroke. Overheating is caused

from a severe increase in an animal's body temperature in excess of 104 degrees.

The ASPCA describes the symptoms of overheating as excessive panting or difficulty breathing, an increase in heart rate, seizures, and weakness, or even collapse.

3. Be careful when taking your pets for a walk on asphalt during the hottest parts of the day – if the concrete is too hot for a person to walk barefoot, it can easily burn the paws of your pet.
4. Always make sure your pets are hydrated. Pets can get dehydrated very quickly, so make sure to give your pets plenty of water as its gets warmer outside.

### Dogs Left in Cars

Even **68°** is too Hot!

Temperature Outside	Temperature In Car After	
	10 min.	60 min.
<b>68°F</b>	81°F	<b>115°F</b>
75	88	122
82	95	129
90	102	136
97	109	144

From American Meteorological Society

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

# 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.



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 \$50,000 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.

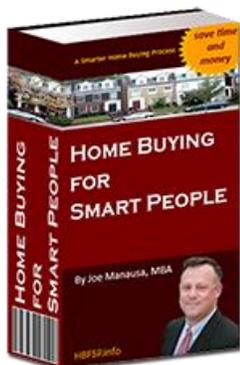


## Awesome Parks Right Around The Corner



Summer isn't over yet! Check out this full list of [Florida State Parks](#) and vacation ideas.

### Buying In 2016?



Marcus Edenfield  
REALTOR

[See Marcus' Bio](#)

Summertime means school is out and family vacation time is upon us. If you and your family like to camp and enjoy the great outdoors look no further than the Florida State Park System.

There are over 50 state parks in Florida that offer camping for tents, campers and RVs. Some of our state's most beautiful natural treasures can be found in these parks.

[Dr. Julian G. Bruce St. George Island State Park](#) is located on the very east end of St. George Island. Miles of undeveloped beaches provide some of the most spectacular views and scenery in the state.

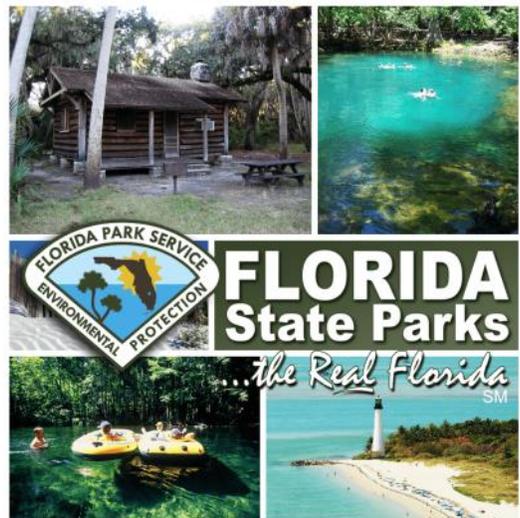


The park offers ample opportunity for sunbathing, swimming, boating, fishing and much more. If you intend to wet a line while visiting the park you can expect to catch a variety of fish.

Flounder, redfish, sea trout, pompano, Spanish mackerel and whiting can be caught off the beach or in the bay. If you plan to stay for the night the campground offers 60 campsites with water, electric, and two bathhouses.

If you'd rather go the primitive route, two more primitive campsites can be accessed by a 2.5 mile trail.

[Florida Caverns State Park](#) located just down the road in Marianna is one of the most unique natural treasures in the country, not just the Sunshine State. This amazing park offers majestic springs, rivers, campgrounds, and much more for all ages to enjoy.



Some of the highest elevations in the state make [Torreya State Park](#) one of Florida's most unique and scenic places. The park is named for an extremely rare species of tree that only grows along the bluffs of the Apalachicola River.

This park is popular for camping, hiking and bird-watching. Over 100 species of birds have been spotted in the park over the years. The park's high plateaus, steep bluffs and deep ravines provide a challenging hiking terrain.

As you can see, your options for wonderful camping opportunities is endless. Thankfully, you really don't have to travel very far to take full advantage of the natural beauty of our state.

So get out there and explore! I promise you'll love what you find.

# August 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!](#)



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

**Up for Grabs:** A "Smart Home" Security System Installation, Activation, and 1st month security monitoring for FREE from Cory Schroeder and [Northstar Alarm Services](#) (\$160 value).

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



## Last Month's Contest



Sarah Flanigan Duke was the winner of our July contest for being the first to post the correct answer to the [Joe Manausa Real Estate Facebook Page](#). She won a FREE haircut from [Piper Redmond at Synergy Salon](#), and FREE Spray Tan from [Kim Barnard at Myst Me Spray Tanning](#).



**Question:** In honor of last month's prize, we decided to keep the question a little hairy.

What is the longest hair ever recorded on a human head and how many years did it take to grow?

**Answer:** 18.46 Feet and 31 years

## 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.

Aug 1-5 [Camp Challenger Summer Camp: "Engineering Explorers", "Inventioning" and "Minecraft Mania"](#)

Aug 2 [2016-2017 Opening Nights Season Announcement Party](#)

Aug 3 [Sisters of Song: A Musical Tribute to Best Girl Groups](#)

Aug 4 [Summer Jazz and Poetry](#)

Aug 4 [Food Truck Thursday Featuring The Common Taters and the Turn-Ups](#)

Aug 5 [Sundown Summer Concert at Cascades Park—Two Foot Level with Black Cat Bones and Avis Berry](#)

Aug 6 [Night Prowl at Tallahassee Museum](#)

Aug 6 [College of Motion Picture Arts Evening MFA Thesis Screening](#)

Aug 11 [Cottages at Lake Ella: Food Truck Thursday featuring Travelin' Light](#)

Aug 12 [Charlie Mars and David Lareau FREE at Fifth & Thomas](#)

Aug 12 [Travis Tritt Live with Corey Smith and Luke Combs](#)

Aug 12-14 [Presenting Princess Shaw](#)

Aug 16 [Alice Cooper in Concert](#)

Aug 18 [Food Truck Thursday Featuring The Mary Everhart Band](#)

Aug 19-20 [Southern Extreme Ram Rodeo](#)

Aug 20 [T.O.U.R. Guide—Tallahassee Museum](#)

Aug 20 [Parrot Head Phrenzy to benefit](#)

[Alzheimer's Project](#)

Aug 24 [BJ Barham of American Aquarium](#)

Aug 27-28 [FSU Rugby 7's Tournament](#)

Aug 28 [College Student Appreciation \(FREE\) Day at Tallahassee Museum](#)

Aug 29 [Ghanian Dinner for FAMU Ghana Study Abroad](#)

## 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 Manusa Real Estate  
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 (850) 366-8917  
 manusa.com

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

[+ Follow](#)

2,856 followers | 1,567,694 views



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](mailto:info@manausa.com).

## Accountants

### Starace Accounting

[www.AccountingTallahassee.com](http://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](http://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](http://www.tallahasseehvac.org)  
(850) 633-4896

### Mayfield Heating & Air

[www.mayfieldhvac.com](http://www.mayfieldhvac.com)  
(850)766-2376

## Home Inspectors

### House Huggers

(850) 508-4123

### Pillar To Post

[www.pillartopost.com](http://www.pillartopost.com)  
(850) 562-0578

### Southern Home Consultants

[www.southernhomeconsultant.com](http://www.southernhomeconsultant.com)  
(850) 668-0917

### Wagner Home Inspections

[www.wagnerinspections.com](http://www.wagnerinspections.com)  
(850) 222-4776

## Insurance

### Chad Gardner

[www.mckeeagency.com](http://www.mckeeagency.com)  
(850) 545-0833

## Painting Contractors

### Paint Life Painting Services

[ShawnGrossThePaintDoctor@gmail.com](mailto:ShawnGrossThePaintDoctor@gmail.com)  
(850) 567-1855

## Pest Control

### 1st Choice Pest Control

[www.southwindpestandtermite.com](http://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](http://www.tainunez.com)  
(850) 391-8139

## Plumbing

### Dowdy Plumbing

[www.dowdyplumbing.com](http://www.dowdyplumbing.com)  
(850) 656-1211

### CL Williams

(850) 545-5882

## Real Estate Attorneys

### Manausa Law Firm

[www.manausalaw.com](http://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](http://www.lloydroofingandconstruction.com)  
(850) 251-3511

### Fain Pools & Roofs

[www.fainbuilders.com](http://www.fainbuilders.com)  
(850) 509-0524



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](mailto:info@manausa.com).

### Structural Engineers

#### Barkley Engineers

[www.barkleyengineering.com](http://www.barkleyengineering.com)  
(850) 297-0440

#### Blackhawk Engineering

[www.blackhawkengineers.com](http://www.blackhawkengineers.com)  
(850) 224-4295

### Surveyors

#### Meridian Surveying and Mapping

[www.msmincorp.com](http://www.msmincorp.com)  
(850)668-7641

#### B&D Land Surveying

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

# The Tallahassee Real Estate Blog Is Updated Daily!



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to

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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