



TALLAHASSEE LIFE!

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

Volume 16, Number 10

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.

OCT CONTEST

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

New Format - Based Upon Your Suggestions!

We have received a lot of positive feedback regarding our monthly publication of Tallahassee Life! Thank you!

But we've also received some highly valuable "constructive criticism" that we've taken to heart. Thank you!

The bulk of the positive feedback expressed to us was complimentary of our ability to uncover "what to do" and "where to do it" each month in Tallahassee. We'll continue pointing out places you have got to see if you want to enjoy Tallahassee Life!

We also have heard from several past

customers that they've called upon the service providers on our [vendors list](#). We'll keep growing the list as we have more positive encounters.

Finally, we've heard from several of you who think it's silly for a real estate company to have a newsletter that has nothing (ZERO) to do with real estate.

Message received.

Please [check out the second page of this newsletter](#), it features ten homes for sale from our "Best

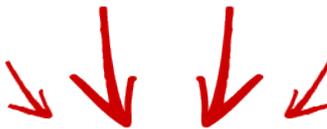
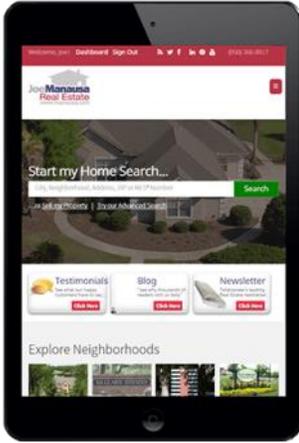
Buy" list and each links back to a full info page on the home.

Best Buy List



October "Best Buy" List

BEST SEARCH



Video For Buyers



AT A GLANCE

Inventory Report

Sep Housing Reports have been completed and are posted at

[Recent Housing Reports](#)



Drink 'Em If You Got 'Em!



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



Did you know that [Joe Manusa 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](#)

While most people think of October as a time for tailgating and touchdowns, ghouls and goblins, any true Tallahassee beer connoisseur highly anticipates October's arrival for its 10th Annual Tallahassee Brewfest.

This beer, food, and music festival put on by the Tallahassee Sunrise Rotary Club takes place on October 22nd from 4p-8p at the beautiful Tallahassee Automobile Museum.

Every year this event sells out almost as quickly as the box office opens! With unlimited tastings of 200+ different beers from more than 30 breweries at a 30,000sqft venue that includes indoor and outdoor seating, this "rain or shine" event also promises tons of food options from more than 5 local restaurants, live music, and always a good time with friends.

Craft beer is the name of the game!

The Tallahassee Brewfest is an excellent opportunity to sample and learn about the variety of beer styles including pale ales, IPAs, porters, stouts, wheats, ambers and lagers.

This years list of brewers will be on-site at the event. General Admission tickets start as low as \$40 with VIP (all inclusive) tickets at \$120 per person.

The Sunrise Rotary reminds people to drink responsibly and always have a designated driver offering discounted tickets to those who stay sober to keep their loved ones safe.

All participants must bring their valid ID with their tickets. For more information about Brewfest or to purchase tickets visit <http://www.brewfesttallahassee.com>.



Plan Your Very Own Escape!



To learn more or to book your very own escape adventure, visit the [Tallahassee Escape Room](#)



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](#)

Ever watch a suspenseful horror flick?

You know, the kind where the leading lady is handcuffed to a drain pipe with only a couple of clues hidden around the room that will give her the keys she needs to get out of harm's way?

Ever yell at the movie screen saying, "Look at the table!" or "Don't go in that room!" - or think to yourself, "If that was me, I could get out of there no problem!"

Well Tallahassee is finally giving you and your friends the chance to put your detective (and survival) skills to good use in the highly anticipated "Escape Room - College Town" coming soon to 730 W Gaines Street.

Friends and strangers unite to book an

escape room where you are given only the scenario and the task at hand. It is up to you to work together looking for clues in your surroundings to solve a series of puzzles and complete the task to "escape the room" in only 60 minutes.

So far, the Escape Room has a Zombie Autopsy and The Doll Room on tap to debut this month, but be on the look out for many more terrifying and thrilling rooms to *claw your way out of*.

A phenomenon that began in Asia in 2008, there are more than 3,000 active escape rooms around the world today and Tallahassee is next on the list to get our own gripping experience.

All participants must be 16 or older unless accompanied by an adult.



Following Around The Food Trucks



Can't get enough food trucks? [Download the Mobile App](#) ... It's the best way to find food trucks and food carts in Tallahassee!



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](#)

Tallahassee is home to a number of Mobile Food Vendors you can find around town on any given day—whether you are craving Cambodian or Puerto Rican cuisine, burgers or pizza, there's something for you!

Throughout the week there are a handful of opportunities to come support local businesses—such as [Lucy & Leo's Cupcakery](#) or [Scott's Smokehouse](#) by catching gatherings of food trucks.

Wednesday Roundup @ The Food Truck Court (11am to 2pm)

If you're looking for a quick brunch or lunch in the middle of the week and find yourself near Gaines Street, check out the [Food Truck Court at 725 S Bronough Street](#). Every Wednesday you will find food trucks in this convenient downtown location!

Food Truck Wednesday @ Four Oaks Church parking lot (5pm to 8pm)

For those folks living in the Northeastern part of town, any given Wednesday evening food trucks gather in the Four Oaks Church parking lot off of Kerry Forrest. Bring your family or friends for a fun and convenient dinner or snack.

Food Truck Thursday @ Lake Ella (5pm to 9pm)

Every Thursday evening you can catch a handful of [food trucks around the green area of Lake Ella](#). Families, students, and locals often bring chairs and blankets to sit down and enjoy the food and live music—or you could even take a walk around the lake!

First Fridays @ Railroad Square (6pm to 9pm)

On the [first Friday of every month, Railroad Square comes alive](#) with artist's galleries, live music, and shopping activities. Food trucks assemble in the center of the Square, with picnic tables and nearby benches for when you need a break from exploring the Art Park.

Sunday Brunches @ Lake Ella (11am to 2pm)

This fall, from 9/18 to 12/4, stop by Lake Ella for some live music and a meal! Each Sunday Brunch features a different local band to enjoy while eating. Visit the [Tally Food Truck Association \(FTA\) Facebook page](#) to see the lineup of artists, and check weekly to find out which food trucks will be there!

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 \$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.

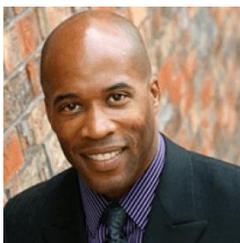
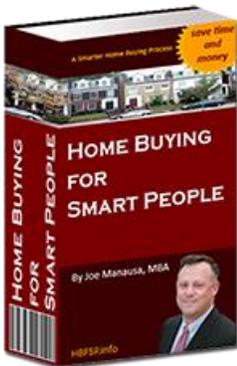


Halloween With The Tallahassee Elks



Looking for a great place to host an office get-together or birthday party? [Renting out the Elks Lodge](#) could be the perfect solution!

Buying In 2016?



John Bozeman
REALTOR

[See Johns' Bio](#)

Tis the season to be Ghoulish...with the Elks!

As with many in Tallahassee, Halloween is a time to do something time honored if not legendary. With the Tallahassee Elks Lodge #937, we are planning this year's Halloween Costume Party on the 28th of October.

Last year was very well attended and a blast. All were invited to dress up in a favorite costume. One of the several party events included a best costume contest where the winners received a token gift from our Lodge committee.

This year we will also have Captain Bob's Karaoke! If you can sing it, he can play it. Join the men in a group rendering of Foggy Bottom Boys' 'Man of Constant Sorrow' or the ladies in Nancy Sinatra's 'These Boots are Made for Walking.'

The Tallahassee Elks have been around for over 100 years and have gone through many facelifts! What has not changed is our commitment to helping our community, from our youth to our

veterans to our seniors!

This Fraternal Order was founded "To promote and practice the four cardinal virtues of Charity, Justice, Brotherly Love and Fidelity; to promote the welfare and enhance the happiness of its members; to quicken the spirit of American Patriotism and cultivate good fellowship."

The Order is a non-political, non-sectarian and strictly American fraternity. Proposal for membership in the Order is only by invitation of a member in good standing.

To be accepted as a member, one must be an American citizen, believe in God, be of good moral character and be at least 21 years old.

How Can You Become an Elk?

Send an email to membership@TallahasseeElks.org to get more information about the lodge or to arrange a visit.

Hope to see you at the party!



October 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!](#)



TO THE VICTOR GO THE SPOILS

How to Win: Be the first to post the correct answer onto the [Joe Manausa Real Estate Facebook Page](#). If you don't have a Facebook, [Sign Up Here](#) so you don't miss out!

Up for Grabs: We've got another \$50 in gift certificates to giveaway from [The Red Elephant Pizza Bar and Grill](#). It's simple, really ... Play some trivia, then get your grub on. It's a win-win!

Question: The most-visited tomb in the City Cemetery, what local lore Tallahassee witch has the only grave that faces West? Hint: Edgar Allen Poe's poem "Lenore" is written on her tombstone.



Last Month's Contest



Jennifer Dobbs was the winner of our September contest for being the first to post the correct answer to the [Joe Manausa Real Estate Facebook Page](#). She won a \$50 gift certificate to [The Red Elephant Pizza and Grill](#).

Congratulations, Jennifer!



Question: 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?

Answer: Joe Mauer

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.

- Oct 1 [FSU vs. UNC](#)
- Oct 1 [FAMU vs. Savannah State](#)
- Oct 5 [Ragamala Dance Company, world premiere performance](#)
- Oct 6-8 [2016 FSU Cross Country Invite and Pre State Meet](#)
- Oct 6 [Tate's Hell State Forest Driving and Hiking Excursion](#)
- Oct 8 [Spring Hopper Road Trip](#)
- Oct 8-9 [Canopy Roads Classic](#)
- Oct 8 [Corporate Cup Challenge](#)
- Oct 9 [Artist Series presents the Daedalus Quartet](#)
- Oct 12 [Southern Circuit Film Tour: Donald Cried](#)
- Oct 13 [Roomful of Teeth, Grammy winning vocal performance](#)
- Oct 14 [Wish Upon a Star 2016](#)
- Oct 15 [FSU vs. Wake Forest](#)
- Oct 16 [Moon Over Maclay Jazz Concert](#)
- Oct 16-22 [Design Week Tallahassee](#)
- Oct 18 [Mipso, In Concert](#)
- Oct 20-24 [ITA Regional Championship](#)
- Oct 21-22 [Holy Mother of God Greek Food Festival](#)
- Oct 21-22 [5th Annual French Country Flea Market](#)
- Oct 21 [FAMU Homecoming Funk Fest](#)
- Oct 22 [FAMU vs. Hampton](#)

- Oct 22-23 [Ghost Walking Tours in Downtown Tallahassee](#)
- Oct 27-29 [6th Annual Old School Open](#)
- Oct 28 [Halloween Party With The Elks Lodge](#)
- Oct 28 [Organ Spooktacular Concert](#)
- Oct 29 [FSU vs. Clemson](#)

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.tallahasseeehvac.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



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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

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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