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Celebrating 28 years in
 Real Estate; 23 of which on
 St. George Island

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 139 E. Gulf Beach Dr.
 St. George Island, FL 32328

SGI REAL ESTATE UPDATE

BY: JOHN SHELBY, OWNER

St. George Island total sales (lots, houses, commercial) were up 21% in 2015! We eclipsed 2012 and 2013 total sales by a small margin to make this the best year for total sales on the Island in 10 years. Vacant lot sales were up by 29% over the previous year. Home sales were up 15%. The average sale price was up 2.5%, but the median sale price was down 4.3%, suggesting that property values are static. Housing starts on St. George Island increased by 37% from 2014 to 2015.

We needed a good year after the slow year in 2014. If the number of sales increases again in 2016, we are likely to see values start rising. As of the time of this writing, the number of properties under contract was higher than the previous year, predicting a strong start for 2016. There are a lot of really good listings on the market right now, so Buyers should be able to find the houses and lots they are looking for. Most years, the inventory looks picked over by the end of March, so let us schedule showings for you early in the year.



MLS# 255558
\$525,000

BAY COVE HOME "Bay Haven," private dock and screened pool! Huge home, 5 BR, 4 BA, 3 LR, two kitchens, tile floors throughout, new Hardie plank siding, windows and doors, only house on the cul-de-sac, large storage area and two bay garages. End of 12th Street



MLS# 255307
\$99,900

ONE-ACRE PLANTATION LOT Gorgeous, third tier, one-acre lot, rolling dunes, upland vegetation, high and dry lot, short distance on the white sand path to the dune boardwalk to the beach, truly a beautiful lot! Pool, tennis and security of gated community. Dogwood Drive



MLS# 254086
\$970,000

PLANTATION BEACH FRONT In The Bluffs protected by dunes but still great Gulf views, community pool, 3 BR, 3 1/2 BA, two living areas, dumb waiter, furnished, screened porches, under house parking, ground level entry, PILOTS: near private air strip. Canopy Lane



MLS# 254262
\$1,960,000

UPSCALE PLANTATION BEACH FRONT 5 BR, 5 1/2 BA, interior remodel adding MBR and full bath, new bamboo floors, travertine bath floors, new kitchen appliances and granite, new front entry, fireplace, elevator, solid wood doors, second LR, richly furnished, two-car garage. Hawthorne Lane



MLS# 254147
\$54,000

YOUR PIECE OF THE ISLAND High, dry, walkable lot measuring 90' x 135', adjacent lot is for sale separately, quiet area of the island on East Sawyer Avenue near end of Porter Street, short distance from the Gulf of Mexico and Apalachicola Bay. Buy now and build later.



MLS# 255409
\$320,000

PLANTATION LOT WIDE one-acre Plantation first tier lot, directly across the street from the beach, boardwalk to beach starting at SW corner, many beautiful wind twisted pine trees, high elevation, gorgeous variety of natural vegetation, 270' x 161'. Guava Trail

ST. GEORGE ISLAND PLANTATION



MLS# 255537
\$675,000

FIRST TIER PLANTATION Gorgeous cypress home, corner lot, screen enclosed pool, 4 MBR, 4.5 BA, top floor is an open with cypress interior walls, Saltillo tile floors, granite countertops with cypress cabinets and tile backsplash, drive-through garage. Sea Fern Way



MLS# 254543
\$85,000

CORNER PLANTATION LOT One-acre lot located two blocks from the Plantation club house and pool, Leisure Lane bike/running path skirts the north side, pathway to the beach on the west, relatively high area and mostly flat lot. Corner of Kumquat and Leisure Lane



MLS# 255214
\$579,000

BEAUTIFUL IN THE PLANTATION Large open living, kitchen, DR, 5 BR (three are masters), 4 baths, 2 1/2 baths (1 near pool), fireplace, screen porch, furnished, elevator, central vacuum, beautiful heated pool and spa, freshly painted interior. Whelk Way



MLS# 255633
\$49,500

INTERIOR PLANTATION LOT Wooded and native vegetated one-acre building site. Feasibility Assessment performed in late 2015 by Garlick Environmental confirms lot's development viability, lot location and pricing make this a best buy. Kingfisher Road



MLS# 255316
\$625,000

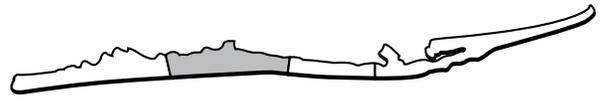
PLANTION 2ND TIER HOME Quick access to the beach, the Plantation Club house, pool, tennis courts within 500 feet, tastefully updated, redecorated, fresh interior paint, full size pool, 4 BR, 3 BA, furnished, porches on two levels, under house parking. Denise Court



MLS# 255571
\$78,900

ONE-ACRE LOT IN NICK'S HOLE Beach easement pathway along the western side, across the street is the Old Growth area of Nic's Hole Cove with hiking path, adjacent lot is also for sale separately, PILOTS: within walking distance of the Plantation air strip.

ST. GEORGE ISLAND GULF BEACHES



MLS# 253518
\$264,900

ISLAND GETAWAY 3 BR, 1 1/2 BA home in quiet area of Island, beautiful yard with manicured live oaks and large pines, oak cabinets and island in kitchen, one of the bathrooms is in the loft, laundry room, two-car under house garage/workshop/storage. West Pine Avenue



MLS# 251951
\$52,500

WOODED RESIDENTIAL LOT Great deal on a quiet street with attractive neighboring homes, just off paved Bay Shore Drive, one block from a deep canal, two blocks from the bay, very good chance for a view of the canal/bay from elevated home. Land Street



MLS# 255020
\$49,900

BEST LAND BUY ON THE ISLAND Wooded property in nice quiet neighborhood just a half block off paved Bayshore Drive, short distance to the Apalachicola Bay or award-winning beaches of the Gulf of Mexico, 1/3 acre on Howell Street. Listed by Janie Burke



MLS# 255052
\$89,900

CORNER ISLAND LOT Extra wide (187.55 feet) and extra large (.43 acre compared to area where .33 acre is common), approx. 600 feet from the bay with nothing but state land, indigenous palm trees, convenient beach access close by via 9th Street. East Pine Avenue



MLS# 255351
\$199,900

SELF STORAGE BUILDINGS On three commercial lots, 40 storage bins, 18-5x10 bins at \$45/MO. 22-10x10 bins at \$60/MO. 29 units are currently rented, if fully rented, GRI would be approximately \$25,560/YR, two driveways, REO, sold as-is. West Bayshore Drive



MLS# 254377
\$250,000

INTERIOR HOME Spacious living/dining/kitchen area, 3 BR, 2 BA, new sliding glass doors, freshly painted decks, front and back entry, large storage area and screened room under house, fenced and covered area for your boat or car. Howell Street. Listed by John Shelby

APALACHICOLA & EASTPOINT



MLS# 254971
\$194,000

APALACHICOLA HOME Cute two-story farm house, 3 BR, 1.5 BA, two full lots on quiet street (Avenue F), oversized lawn for gardening and relaxing, distinctive style and architectural features are reminiscent of Old Florida, built in 1920, adjoining lots for sale separately.



MLS# 254972
\$75,000

APALACHICOLA LOTS Offering privacy and seclusion in a quiet neighborhood of Apalachicola, tucked away off the beaten path but within walking distance to downtown shops and restaurants, buy for an investment or for construction of your coastal dream home. Avenue F



MLS# 255206
\$199,000

SECLUDED APALACHICOLA HOME Private and heavily wooded setting, 5+ acres, minutes from boat ramps, 3 BR, 2 BA, sun-setter shade, screened porch, automatic standby generator, four pole barns, fenced kennel, separate apartment. Smith Road. Listed by Michael Billings



MLS# 254119
\$229,000

WATER FRONT APALACHICOLA Two-acre secluded building site on year-round deep water, cleared and easy to view, adjacent to Mitchell Creek feeding Scipio Creek, cock, 2 two-boat capacity pole barns, garden shed and a partially completed house boat, electric at barns and shed.



MLS# 255000
\$44,900

APALACHICOLA LOT IN BAY COLONY Private gated community with dock and community pool near all the history, shops and restaurants of Apalachicola, lot is just across the street from the community pool, new and existing construction suggest a thriving neighborhood.



MLS# 255380
\$79,900

SECLUDED APALACHICOLA LOT Quiet, heavily wooded acreage within 1/2 mile of Bay City Lodge and the Apalachicola River, 500'+ road frontage on Smith Road and is located just off Bay City Road, Feasibility Study available, adjacent property for sale separately.



MLS# 255710
\$269,900

BAYFRONT IN APALACHICOLA This pristine lot provides views across Apalachicola Bay to St. George Island, The Cut, St. Vincent's Island, located in the Historic Southside of town, situated on a dead end guarantees privacy and seclusion. Battery Park Lane



MLS# 253993
\$225,000

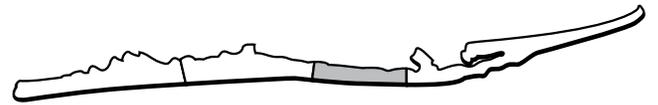
WATER FRONT EASTPOINT 1.6 acre partially cleared and mowed bay front lot on East Bay, high waterfront lot mostly in AE flood zone, easily traversed from North Bay Shore to East Bay, many large shade trees remain. North Bay Shore Drive, OWNER FINANCING



MLS# 253590
\$549,000

EAST BAY HOME & ACREAGE Unique property provides an estate setting overlooking East Bay, 3 BR, 2 1/2 BA, hardwood floors, security system, pool table, privacy, seclusion, 4 plus acres, 400 feet on bay, private dock to world-class fishing, spectacular sunsets!

ST. GEORGE ISLAND EAST END



MLS# 255436
\$179,900

FIRST TIER LOT IN SUNSET BEACH Gulf and bay views, across the street from the beach in the upscale Mediterranean-style community of Sunset Beach, amenities include gated entry, community pool, tennis court, brick paver road, septic system, REO.



MLS# 254158
\$419,000

GULF FRONT TOWNHOME Ocean Mile H-4, completely renovated, 2 BR, 2 1/2 BA, new kitchen granite counter top, tile floors in open living/dining room/kitchen, all baths refurbished, unit in move-in condition, sold tastefully furnished. Located near the state park.



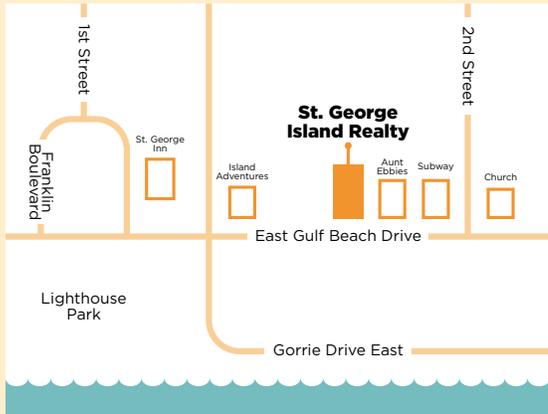
MLS# 255475
\$519,000

BEACHFRONT LOT In the prestigious Sunset Beach gated community, Mediterranean upscale-style houses with white stucco and red tile roofs are required, community pool and tennis court, state park to the east, some bay views also possible, REO, "as-is where-is" basis.



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MLS# 255531
\$795,000

FIRST TIER PLANTATION 6 BR, 5 BA, spacious, living/dining/kitchen area opens to the deck with Gulf views between existing homes, hardwood and carpeted floors, upscale kitchen, wet bar, elevator, furnished, private pool, popular rental. Palmetto Way



MLS# 255236
\$76,900

THIRD TIER PLANTATION LOT Located on the south side of Leisure Lane, one side fronts Leisure Lane while the other fronts Whelk Court West, beautiful vegetation, bike path on north side of the lot, half-acre lot, amenities include tennis, pool, air strip. Listed by John Shelby



MLS# 254617
\$599,000

EXPANSIVE GULF VIEWS "TOP GUN" 4 BR, 4 1/2 BA, pool and hot tub, elevator, breakfast kitchen with wet bar, huge tiled living/dining/kitchen area, granite countertops and stainless appliances, fully furnished, new carpet, income producer! East Gulf Beach Drive



MLS# 255272
\$709,000

PLANTATION BEACH FRONT LOT Gorgeous 100-foot wide lot next to beach easement, large protective dune, with great views of beach and Gulf to the southwest, boardwalk to the beach on the east side of lot, REO, sold on "as-is where-is" basis. Dogwood Drive



MLS# 254976
\$179,000

WATERFRONT LOT Lot with dock on deep, natural inlet, providing all the protection of a canal, quiet neighborhood, lowest priced lot with dock on St. George Island, 1/3 acre on West Sawyer, probable bay view for your newly constructed home. Listed by John Shelby



MLS# 255299
\$949,900

BEACHFRONT IN THE PLANTATION Custom home, attractive interior wood trim, open floor plan, two beachfront MBRs, large loft has four twin beds and still plenty of room, dumbwaiter, hot tub, freshly painted exterior, new metal roof, storm shutters. Palmetto Way