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Valentine Homes builds all over Tri-County area

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Valentine Homes was established in 1991 under the vision of Matt and Jamie Valentine. The goal is and remains to be building affordable housing for all. The Valentines have managed to make this dream possible for about 300 families over the years. They are a family business that makes FAMILY their number one priority. They are the proud parents of five, four girls and one boy. They know the demands of trying to raise a successful family and business at the same time.

2001 was a big step in the progress for Valentine Homes. This was the year that this company would become their full time jobs. In previous years Matt and Jamie both had other incomes, but this would be the year that they would put their faith in their ability to make the business soar.

The first year proved to be a profitable one. The Poinciana area was beginning to boom and they took advantage of the market. The quality of their homes could not be compared to anyone's in the area and their customer service could not be equaled.

Valentine Homes also found a niche in the "ON YOUR LOT" market. So many builders did not want to build on individually owned properties but the Valentines welcomed the opportunity. Many homes were built from St. Cloud to Ft. Meade, each giving the company room to expand. First time home owners are able to purchase a 3 Bedroom, 2 Bath home starting at \$118,000 (2 car garage & 1259 square foot of living space) and a 4 Bedroom, 2 Bath home starting at \$130,000 (2 car garage & 1695 square foot of living space)

when building on their own lots.

Several lots have been purchased throughout the years in this 5-County area but many owners were unable to get quality, affordable housing built on their properties until the Valentines made it their mission to serve these families and make their dreams a reality. Today the Valentines still offer these low prices and unique features that other builders factor in to price.

In their standard homes, you will find unique qualities in their homes such as, large master suites, vaulted ceilings, rounded corner bead, laminate & tile floors, large walk-in closets, inside laundry rooms, wood cabinets and garden tubs.

In their custom floor plans, they offer you special elegance such as, crown molding, raised panel cabinets (with specialty trim), granite countertops, stainless steel appliances, wood floors, 18x18 tiles, wood blinds, Jacuzzi tubs with travertine tile, double insulated windows, architectural shingles and much more. Just about anything they can imagine, can come to fruition by Valentine Homes. They build in Polk, Osceola, Orange, Lake and Highlands counties.

In 2007 the Valentines joined a new venture in the Real Estate market. They opened a general Real Estate company. "Real Estate On The Ridge". This opportunity opens many doors and creates greater housing options. It also gives them the chance to impact more people and bring personal service to all. The Valentines are proud of what they have accomplished so far but are looking to expand their



Courtesy photo

Valentine Homes does not host open houses. They prefer a more "personal feel" and have several Model homes throughout the Tri-County area.

Model hours are 11:00AM - 4:00PM Monday - Friday. However, evening appointments are also available to accommodate those hard working families.

You may visit their Model Home/Office in Poinciana at: 5 Cordova Drive (Just behind Publix off of Doverplum).

Or you can call: Jamie Valentine at: 863-412-4090 or Gilberto Nieves at: (407) 666-3437 (Se Habla Espanol) Visit our website at: www.VALENTINEHOMESFL.com.

business in the right direction. "We are always looking for a good opportunity and will make changes when necessary." said Jamie Valentine. "Personal service and a good work ethic are what make this small family business a success".

Elegant furnished executive home in South Lakeland



Courtesy photo

This exquisite executive home, located at 6447 Ashley Drive in South Lakeland features four bedrooms, four baths, 3,543 square feet and lists for \$579,000 with Jan Forman of EXIT Realty of Lakeland.

For more information about this elegant home, call Jan Forman at (863) 529-3053.

Directions: In South Lakeland, go south on Lakeland Highlands Road to County Road 540A. Go east on 540A and turn south into the Ashley community. This home is located in the newest section at the back of the community.

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Elegantly designed with all the luxury amenities one would expect from a home boasting four bedrooms and four baths amid 3,543-square-feet in an exclusive South Lakeland community.

This completely "designer finished" contemporary estate was built last year and offers homeowners a spacious luxury lifestyle with a grand entrance and foyer — completely in line with this upscale neighborhood.

The beautiful formal dining room with its elegant light fixture and plantation blinds and the formal living room in addition to the family room offer residents ample space to relax or entertain family and friends.

In fact, a second floor bonus room — measuring 20 by 14 feet — provides the perfect space for a family game room or media room.

With volume ceilings and crown molding, the spacious feel of this home is apparent at every turn.

The gourmet kitchen features a pantry and long breakfast bar as well as state-of-the-art stainless appliances including a dishwasher, microwave oven, range and refrigerator. Beautiful rich wood cabinetry adds to the elegance of this space. A breakfast room provides a convenient place for quick meals or snacks.

The master suite is located downstairs and features a master bath with

a whirlpool tub, separate shower, wood cabinetry and abundant tile.

There are three remaining bedrooms as well as a fifth bedroom that could be utilized as a den, hobby room or guest suite with its own private bath.

All the baths feature ample storage with custom wood cabinets.

Lovely arched windows allow natural light to enter living areas throughout the home.

Among the many other amenities in this house are: blinds/shades, ceiling fans, a central vacuum system, central air and heat, draperies, smoke alarms, walk-in closets and a washer-dryer in the interior laundry room that also features custom cabinet built-ins.

Flooring featured throughout the residence includes ceramic tile and wall-to-wall carpeting.

Residents are sure to enjoy the large beautiful screened lanai with Jacuzzi hot tub and waterfall that overlooks a lovely half-acre lot with privacy wall. This space features a gourmet summer kitchen and is yet another area offering space for relaxation or entertaining friends.

In addition to the oversized three-car garage, the home includes a detached two-car workshop with a side-rear entrance.

Exterior features of this block home include a shingle roof and automatic irrigation system for the beautifully landscaped lawn and property.

Estates of Auburndale: your family's paradise

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Even with the current market conditions, inventory homes are disappearing quickly at the Estates of Auburndale. Seventy-five percent of the ready to move in homes have been sold. The homes vary from three to five bedrooms, some with pools and 3 car garages. Homes start from \$239,900 to the high \$400's. All homes include standard features such as granite countertops, upgraded cabinets and full GE appliance packages.

Having noted the market has softened over the last year, "Our incredible success at The Estates of Auburndale can be attributed to two things unique to our community", says Braxton Green, managing partner. "First, the Estates of Auburndale is a primary home community. We never allowed "flippers" or investors to buy homes strictly as rental properties. As a result, most of the homes in our community are owner occupied with only a few currently for sale." Secondly, Braxton says, "The Estates of Auburndale was developed unlike any other new home community in its price range in Central Florida, featuring a long list of amenities that are common of much pricier communities."

Starting with the elegant stone gated entrance and lush colorful landscaping seen upon driving into the community, you quickly realize the community is very special indeed. The exteriors of all the homes have been "street-escaped," meaning identical front elevations and exterior color combinations have been space out in the community so you don't find that "cookie cutter" look. And speaking of space, "all of the homesites in the Estates of Auburndale are at least one quarter acre or more, providing residents with a much greater feeling of privacy," says Green.

Additionally, all of homes include tinted paint, marble tops, rounded drywall corner bead, and custom blinds for all of the windows and sliding glass doors so the new owners will feel right at home from the very first day they move in to their new home.

The exteriors of all the homes and the neighborhood are also enhanced by the inclusion of two large oak trees, St. Augustine sod and an automatic irrigation system. These tree-lined streets will only continue to look better and better as the trees mature

over time.

The Estates of Auburndale also includes two community pools, a covered cabana area, a playground, a basketball court and 17 acre conservation area. "All the amenities have been very popular with our homeowners and have been used to host family reunions and children's birthday parties. It's a great way to meet your neighbors and establish new friendships after you move in to your new home," says Noel Moenssens, director of sales, whose sister and brother-in-law are residents.

"Savvy buyers, especially those with homes to sell are realizing they can buy our brand new homes at a great price during this temporary slowdown in the housing market," says Noel. "We help our customers with homes to sell, price their homes according to the market, not according to what sold two years ago," states Noel. "We offer this service at no extra charge to those buying at the Estates of Auburndale."

Baybrook Homes is currently offering close-out pricing on the last few new homes in Phase II, including the Onyx located on lot 112. This large (over 3000 living sq. ft.) family home includes four bedrooms, three full baths, two half baths, a game room and a three car, side entry garage. This home sits on a quarter acre homesite and has a close-out price of \$329,900.

The Pearl on lot 179 features three bedrooms, 2 baths, granite countertops, maple cabinets and all stainless steel appliances. This home has over 1800 square feet of living area and has a close-out price of \$239,900, but you had better hurry. There is only available at that price.

The Community is located on Adams Road, just off CR 559, 4.5 miles south of Interstate 4 and within easy access to the Polk Parkway. Call for additional directions at 863-968-1646. The sales center is open Monday, Tuesday, Friday and Saturday from 10-5 and on Sunday from 12-5. "Come see the quality that's evident the instant you drive into our community and the moment you open the door," says Green. "Once you've personally toured one of our model home centers, you'll see all the custom features we include with Baybrook Homes and you'll never pay a custom price. Our homes are truly affordable!"



Courtesy photo

This Topaz Deluxe with bonus room, 2841 square feet of living space, four bedrooms, 3 baths plus study is located at 128 Magenta Loop.

Directions: From Lakeland, take Interstate 4 east to the Auburndale exit at Highway 559. Go South 4.5 miles to Adams Road Turn left onto Adams Road and the Estates Of Auburndale are located on the right 1/2 mile.