



LISTING RELEASES

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All State Homes ready to build on existing lot

By John Ziza

All State Homes in Tampa is available to build to suit an existing lot.

The company offers an affordable concrete block construction and free site evaluation.

In addition, there are FHA and Conventional Construction Loans available as well as \$0 down for most lot owners. All State will contribute \$5,000 toward your closing costs or free demolition of an existing home.

For more information, contact Ivey Norwood at (813) 935-2111 or inorwood@allstatehomes.com.



ON THE WEB

To include a listing release of your own, email realestateteam@tampatrib.com or call (813) 259-7340.

AGENT PROFILES



CONTRIBUTED PHOTO

This four-bedroom Mediterranean home was sold by Calum MacKenzie.

Calum MacKenzie, Tampa Homes 24-7

Office: Tampa Homes 24-7
Lives: New Tampa
Expertise: Residential sales, luxury homes, condos and company relocation.



MacKenzie

Originally from Hartford, Conn., Calum MacKenzie has lived in Tampa since the 1990s and has nearly a decade of real estate experience.

In MacKenzie's previous career, he was the national account manager for a printing and packaging company. He has also served the Greater Tampa Association of Realtors as chairman of its tech committee and held tenure on the board of directors for the Florida Association of Realtors.

He lives with his wife, Kathleen, also a Realtor with Tampa Homes 24-7, and has three children. The family enjoys outdoor activities, especially camping and hiking.

Last sale: A 3,709-square-foot Mediterranean-style home in MacDill Heights with four bedrooms and 4.5 baths. It sold for \$530,000.
Contact: (813) 541-4645 or calum@tampahomes24-7.com

FOCUS ON SOUTH TAMPA



DOMAIN HOMES

Southtown Park's first model villa saw residents move in last week.

New construction homes selling quickly in Southtown Park

Villas and single-family homes offer private lofts and outdoor living space

By NICK KOTECKI
TAMPA.BLOCKSHOPPER.COM

Southtown Park may be a brand new development, but homes are already selling — the vast majority of which have not even been built yet.

"Many of the people bought the homes sitting on the side of the road looking at a vision and a floor plan that was on paper," said Tim Terpening, vice president of strategic development at Domain Homes.

The first family to live in the subdivision just moved into the model villa about a week ago.

Last weekend, Domain Homes enlisted Santa Claus to help celebrate a holiday and welcoming party where buyers gained a sneak peak of what their homes would look like once finished.



Santa made an appearance at the grand opening and holiday party at Southtown Park.

Upon completion, Southtown Park will be a 44-home gated community consisting of 32 villas and 12 single-family homes. Domain Homes is especially excited about the villas, which will have a loft area convertible

into an office space, playroom, upstairs den or dining area. Out back, they open up to a covered lanai and small outdoor patio.

"With villas, so often people feel like they don't have any capacity to live outdoors," said Sharon McSwain, owner and president of Domain Homes. "The combination gives you the ability to have privacy and the ability to live outside. We are excited because we think our villas will live like a single-family home."

Villas run about \$200,000 and come with 42-inch cabinets, granite countertops and a two-car rear-entry garage. Single-family homes are expected to go for somewhere between \$250,000 to \$300,000. Four of the 12 have sold already.

Who is moving in? The proximity to MacDill Air Force Base has made it an ideal buy for military families, and the low cost has attracted young professionals, said Lewis Stewart, Army veteran and owner of Exit Bay Shore Realty.

HOT PROPERTY

Resort-style condo living on the bay

By NICK KOTECKI
TAMPA.BLOCKSHOPPER.COM

This pet-friendly 18th-floor condo unit comes with an excellent view of the bay and all the resort-style amenities expected by business professionals on the go. The conference room and business center at 345 Bayshore caters to those putting in long hours, while the large pool and hot tub give opportunity for relaxation.

Those who appreciate exercise will be able to stay trim and fit using one of the two fitness centers, the weight room, cardio room and sauna.

Residents can entertain guests on their own balcony or at the billiards and club rooms, wine lockers and guest suites.

345 Bayshore Blvd., Unit 1803
Hyde Park: \$204,000

The gated, landscaped grounds are located within walking distance to downtown near all the shopping areas and restaurants that historic Hyde Park has to offer.

There is a large circular driveway and lawn behind the front gate along with 24/7 concierge and security services, providing a safe, enjoyable atmosphere, both vibrant and diverse.

Listing agent: Cindy Strady, Exit Bayshore Realty, (813) 390-9437, cindystrady@aol.com.

Beds: 1
Baths: 1



345BAYSHORECONDO.COM

Enjoy all that the Tampa Bay area has to offer in this luxurious bayside condo unit.