



# Madeleine Romanello

Smart Advice for Sound Real Estate Decisions

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## Miami Real Estate News December 2014

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Keeping You Current...  
From the Desk of Madeleine Romanello

Smart Advice for Sound Real Estate Decisions



**Doomsday Condos Sell Out & Miami Condo Flippers Are Back**



A luxury condo project built in a former U.S. missile silo 174 feet underground in Kansas is sold out. The 2,000 square foot condos are designed to withstand a nuclear bomb.

A sign that the Miami condo flippers are back at work. According to "The Real Deal," more than two-thirds of the recently sold out MyBrickell 192-unit condo building in Miami's Brickell neighborhood are already up for sale or lease.

[Read More](#)

photo via [www.survivalcondo.com](http://www.survivalcondo.com)

## Black Is The New White In Kitchens



Kitchens are going over to the dark side.

Black is replacing white or gray as the go-to choice for trophy kitchens across the country. "Kitchen noir" is also trending on social media sites such as Pinterest and in the portfolios of high-end kitchen designers, where trends often are hatched.

[Read More](#)

photo via [www.dicorp.com](http://www.dicorp.com)

**Dutch Firm Plans Floating Homes In Miami As Hedge Against Rising Ocean Levels**



Keep calm and float atop the rising Atlantic: that's what construction firm Dutch Docklands wants to think, as they plan to turn Maule Lake, a former rock quarry and boat racing venue, into a test location for their latest pilot project: state of the art floating villas for wealthy investors looking to hedge against the potential of rising waters in the future.

[Read More](#)

photo via [www.miamibeachpropertyblog.com](http://www.miamibeachpropertyblog.com)

## The Links Project – Miami Beach Chamber of Commerce

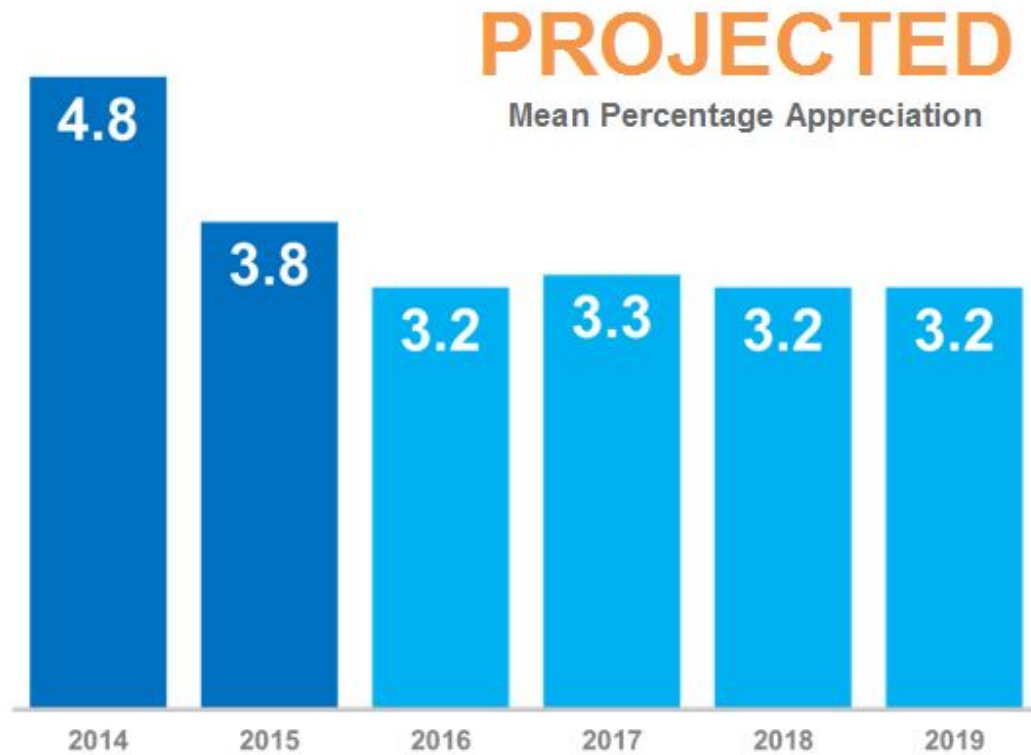


This week, as Chair of the Education Foundation of the Miami Beach Chamber, I had the privilege of taking part in giving over \$18,000 in teacher grants to real live classroom

business leaders standing hand in hand from the MB High School to the Miami Beach Chamber of Commerce. The Links Project provides grants to teachers throughout Miami Beach Schools.

What a great way to invest in the future of Miami Beach!

## Keeping You Current-Must Read News On The Real Estate Market



Home Price Expectation Survey 2014 4Q

Main trends in this months report:

The market has turned as far as pricing is concerned. Anyone purchasing a home right now can feel confident that they're making a good investment.

The percentage of home selling as FSBO has decreased from 19% to 9% in the last 20 years. Part of the reason is that they're going to get more than \$20,000 less typically for their house.

Freddie Mac said this month "While higher interest rates generally detract from housing activity, when they occur with strong job income growth, the net result can be increases in household formations, construction and home sales. Our view for 2015 is exactly that.

Namely, income and job growth offset the negative effect of higher interest rates and translate into gains for the nation's housing market."





Looking for a true Estate Home so your kids can roam freely while you relax by the resort pool? This Extraordinary 1.08 acre home with 5 beds 4baths plus 1 bed 1 bath guest house & a playroom is it! Updated with highest quality finishes featuring marble floors, custom baths, granite counter-tops, Viking appliances, wine cooler & laundry room. Open living spaces open up to lg patio & pool area w/ gazebo & outdoor kitchen, lily pond, many fruit trees, gas generator, 4 car carport and gated all around.

Being offered at \$1,350,000

4,593 Sq Ft

MLS #A2042607

Take the tour at <http://www.obeo.com/952019>

**Grin and Bear it**

# CHRISTMAS IS CANCELLED

Apparently, **YOU** told Santa that  
you have been **GOOD** this year ...



*He died laughing*

Hope you enjoyed this edition of my Miami Real Estate News for December 2014. Please let me know if I can help you with any real estate needs!



**Madeleine Romanello**

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## About Madeleine

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Well-traveled, sophisticated and knowledgeable, ONE Sotheby's International Realty agent, Madeleine Romanello is dedicated to the clientele she serves. "I don't think the real estate buying or selling experience should be stressful," she says, "I have many systems in place to make sure nothing falls through the cracks."

[Read Full Bio](#)

## In the Press

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Madeleine Romanello has been interviewed by the Wall Street Journal, Miami Agent and The Beach Channel. She has also been featured in the Miami Herald.

[Read About Madeleine Romanello in the Press](#)

## Contact Me

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