

# Egret

July 2021 | Volume 64 | Issue 7  
Miami Shores | Biscayne Park  
El Portal | North Bay Village



GREATER  
**MIAMI SHORES**  
CHAMBER OF COMMERCE

The Greater Miami Shores  
Chamber of Commerce  
**PRESIDENT**  
**Neil KODSI**  
KEEPS YOU UPDATED  
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Member Profile  
Bound by Beauty's  
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New Member Spotlight, Page 4  
**AVIVA Pilates**

Greater Miami Shores Chamber of Commerce  
**WOMEN  
BUSINESS**

Next event July 22nd  
See Page 13 for Details



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## FEATURED LISTING

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[www.CasadelaLuzMiSho.com](http://www.CasadelaLuzMiSho.com)

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Offered @ \$739,000

## RECENT LISTINGS

PENDING

Under Contract in 5 Days!



189 NW 102nd Street | Miami Shores  
Offered @ \$749,000

PENDING

Under Contract in 5 Days!



76 NW 97th Street | Miami Shores  
Offered @ \$838,000

SOLD!

Under Contract in 3 Weeks!



500 NE 96th Street | Miami Shores  
Sold @ \$2,500,000

SOLD!

Under Contract in 6 Days!



1130 NE 91st Terrace | Miami Shores  
Sold @ \$1,390,000

SOLD!

Under Contract in 4 Days!



26 NW 108th Street | Miami Shores  
Sold @ \$555,000

SOLD!

Under Contract in 4 Days!



10290 N Miami Avenue | Miami Shores  
Sold @ \$450,000



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**Barry University**



Last month we mistakenly omitted crediting GG Salon and Spa for the amazing hair and makeup cover look for Angie Dorney. Egret regrets the error.

**President's Message**

Neil Kodsi, President,  
 Greater Miami Shores Chamber of Commerce



June was a very busy month for your Greater Miami Shores Chamber of Commerce.

On June 17th, we held TWO events for Chamber members. First, we started the day off at 7:30 a.m. with our second Women in Business (WIB) networking event. We held this event at Tinta Y Café, where attendees were treated to a fantastic breakfast and an inspirational presentation from Tinta Y Café owner, Neli A. Santamarina, about her background as a businesswoman in South Florida.

Then at 6 p.m. that evening, we co-sponsored Get Pickled with Pickle Ball with the Miami Shores chapter of the Prime Time Business Network. We held this Event at ADAPT in North Miami and it was a lot of fun for everyone involved. Even yours truly got out on the Pickle Ball Court for a few rallies. I tried my best to play the game as if I were Roger Federer, but unfortunately it was more akin to a Roger the Rabbit impersonation.

Also, by the time you are reading this, we will have held our annual Citizen of the Year Event on July 1st at the Citadel. This year, we honored Angie Dorney, who has tirelessly given so much to our Village over the years.

We plan to continue this trend in

July as we hold our next Women in Business event on July 22nd - location to be announced. Please check our website, [www.MiamiShores.com](http://www.MiamiShores.com), for details. We are also working with the Village on larger-scale events such as Green Day, which we are currently planning for late October. We hope to have a more formal announcement with the actual date and sponsorship opportunities in our August issue of the Egret.

For the remainder of 2021, and hopefully for the foreseeable future, we intend to hold at least one event for members every month. In fact, as we continue to create more groups within the Chamber, such as the Women in Business Group and the Shores Young Professionals Group, I am hopeful that there will be several months where we have two or more events. If you are interested in helping us accomplish this goal and would like to sponsor or host an event, please let us know. You can email me directly at [Neil.Kodsi@MiamiShores.com](mailto:Neil.Kodsi@MiamiShores.com).

Also, if you have any suggestions for programs or events or just want to make a suggestion about how the Chamber can do a better job of promoting business in the Greater Miami Shores area, let us know.

The Egret • July 2021 • Volume 64 • Number 7 • 9620 NE Second Avenue, Suite 201, Miami Shores, FL, 33138 • 305-754-5466 e-mail: [chamberinfo@miamishores.com](mailto:chamberinfo@miamishores.com) • [www.miamishores.com](http://www.miamishores.com) • facebook.com/MiamiShores, The Greater Miami Shores Egret is the official publication of the Greater Miami Shores Chamber of Commerce, and is published monthly. 7,000 copies of the Egret are distributed

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Brockway Memorial Library  
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 Doctors Charter School  
 Ed Burke Recreation Center  
 El Portal Village Hall  
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Miami Shores Country Club  
 Miami Shores Community Center  
 Miami Shores Police Station  
 Miami Shores Village Hall  
 Mima Market  
 Mobil Miami Shores  
 North Bay Village City Hall  
 Pizza Fiore  
 Shores Pediatrics  
 Smoothie Express  
 Starbucks Miami Shores  
 The Citadel





## AVIVA PILATES

### Personalized Pilates

Small classes and personalized individual sessions are the specialty of AVIVA PILATES. New to the Shores, but not a new business, AVIVA PILATES celebrated its fourth year in business July 1st. Started in Edgewater in 2017, the studio moved to a larger space in Miami's Design District; however, as COVID changed everyone's lives, Aviva Abrams, the namesake owner and lead instructor, moved to the Shores and brought her business with her.

Aviva's fitness philosophy is "In a world where fitness programs are watered-down and packaged for mass consumption, AVIVA PILATES focuses on the art of the Pilates technique. We only offer private lessons and small group classes so that each client can receive individual attention. We also focus on the nuances and form that make Pilates such an effective workout for body and mind. Lastly, we take the time to evaluate each new client in order to custom-tailor their fitness routine."

Two words we used frequently in 2020 were 'flexibility' and 'pivot'. Both were adaptive to the very unusual COVID-related circumstances. In response to the pandemic, AVIVA PILATES offers in-studio, in-person-at-home and virtual private appointments.

A plethora of Pilates classes are offered, including:

1. Individual, Private Lessons—which can be conducted in-studio, in-home or virtually. The instructors take the time to understand each client's body and fitness goals.
2. Duet Lessons are recommended for friends or couples wanting to share the fitness/lifestyle experience together.
3. Private Group Classes require a minimum of 3, but not more than 5 participants. This small size allows for personalized attention

and a selection of Pilates Mat, Reformer, Barre, Ballet and Belly dancing.

4. Group Reformer Classes, achieve a total body workout emphasizing the core, back, glutes and thighs, known as the body's powerhouse. The goal of this workout is emphasizing flexibility and balance as well as focus, coordination, body awareness and postural alignment. This class

is the perfect, multi-disciplinary program for experienced Pilates' individuals. It incorporates the Pilates ring, small weights, bands, blocks and small balls into the routine. The ultimate goal is challenging the body in new and different ways and form improvement.

Specialized individual sessions and classes include:

- Mommy Tummy Rehab: both pre-and post-natal programming, specializing in Diastasis Recti rehabilitation.
  - Back Pain Relief: Pilates addresses the underlying, structural imbalances in the body; lack of core support; pelvic instability; muscular imbalances; poor posture and lack of body awareness.
  - Pilates for Golfers: Increase drive distance and improve form by increasing flexibility and strengthening the body's core.
  - Wellness Massage Therapy: Offering the Theragun™ for immediate muscle spasm treatment, as well as ongoing, weekly, therapeutic massage for maintenance and recovery.
  - YouTube Channel: Offers all levels of workouts for free. Programs include: Pilates fundamentals for beginner, intermediate and advanced workouts, including Pilates for stretching, Yoga and Barre.
- Meet the knowledgeable staff and instructors:
- Aviva Abrams, certified with both Stott Pilates and National Pilates Certification

program. She has 20-year's teaching experience and is also certified in Yoga, TRX, Barre and more. Her personal mission is a result of a near fatal car accident and her introduction to Pilates as part of her rehabilitation.

Stasia Bryant, a senior instructor, is certified with Stott Pilates and has been teaching for 13 years. She is experienced on all Pilates equipment. As a professional ballet dancer, she shares her passion of movement with her students.

Paola Estrada, a senior instructor with national certifications from Peak Pilates and Polestar. Paola brings her knowledge of fitness and nutrition along with her extensive Pilates background to our team. Additionally, she is qualified to teach classes in both Spanish and English.

Latoya Trotter, certified massage therapist for 14 years, she specializes in Swedish, deep-tissue, sports, injury recovery, trigger point and cupping techniques.

Visit the website for more complete programming information.

The studio: 211 NE 98th St. Miami Shores, Florida 33138

305-372-4161. [aviva@avivapilates.com](mailto:aviva@avivapilates.com); [www.avivapilates.com](http://www.avivapilates.com)

Facebook: AVIVAPILATES; Instagram: @avivapilates; Twitter: @avivapilates; YouTube: AVIVA PILATES.

By Appointment-Studio Hours: Mon. – Thurs., 7AM-8PM; Fri., 7AM-6PM., Sat. & Sun. 9AM-3PM.

Free parking is available either in front of the studio or the back. Both have entrance doors.

Credit cards are accepted but Venmo and Zelle are preferred payment



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14 NE 109 ST, MIAMI SHORES  
3 BED · 2 BATH · 1,772 SQFT

SPECTACULAR MIAMI SHORES LIVING



1201 NE 97TH ST, MIAMI SHORES  
5 BED · 4 BATH · 3,415 SQFT

STUNNING EAST MIAMI SHORES POOL HOME



1290 NE 102ND ST, MIAMI SHORES  
4 BED · 4.5 BATH · 4,227 SQFT

## THINKING OF SELLING? CONTACT ME TODAY!

OVER \$90 MILLION IN SALES  
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# Our Wings of Hope

BOUND BY BEAUTY'S  
Mary Benton

BY LIANGY CALLI

You may know her as “The Butterfly Lady” or “The Mother of Butterflies”, but our very own Miami Shores environmentalist’s name is Mary Benton. She is not only a beloved resident, but also the founder of Bound by Beauty, a non-profit organization passionate about butterflies, dedicated to transforming minds and educating neighbors on better practices, one garden at a time. Her passion to make change is infectious and her ability to connect people is an art.

After years of traveling abroad, Mary and her husband Doug fell in love with Miami Shores and sealed their fate when purchasing a beautiful, historically designated Spanish Revival home, recently awarded the “Historic House of the Month” by the Miami Shores Village Historic Preservation Board. They have lived in Miami Shores since 2013 and in that time Mary has met with countless members of the community - anyone willing to make change and save our pollinators. Shortly after they moved in, Mary was filled with wonder by the sight of a chrysalis, a tiny delicate green bundle with a strand of golden

stitching. It did not take very long for her to realize what her new mission would be. Her garden was completely transformed thereafter. Being an accomplished artist herself, she designed her garden to be magical and alive. Every plant in her garden has a purpose; you see, there is a science and methodology to attracting butterflies. You will often hear her say, “If I can do it, so can you” and it’s true, our Butterfly Lady makes it easy for us. Her passion, knowledge and commitment to the cause is hard to deny. It’s not just about the beauty of butterflies, although that is the hook, it is about our imperiled environment also. If you have met her, surely you have been invited to take the garden tour, if you have driven by, surely you have been tempted to take a peek inside.

**Connect, Educate,  
Transform and  
Replicate, this is the  
motto that Bound By  
Beauty members live by.**

With Mary at the helm, we are a growing organization of loving



BOUND BY BEAUTY

## IN THE WORKS

neighbors that won't hesitate to run to your garden and give you a few pointers or better yet, some seeds, cuttings and plants. Since its formation in 2016, Bound by Beauty has grown and reached many devotees by way of projects like Network of Neighborhood Nurseries, the Foster Garden Program, Seeds2Share, The Rebel Botanist Gang, Greening South Florida, and currently by popular demand, working on a Community Compost concept. There are no missed opportunities and Mary recognizes that our best stewards for the cause are our children. By way of support from nonprofits such as the Miami Shores Community Alliance, Miami Shores Friendly Villagers or local business owners like Mima's Market, as well as support of family, friends and neighbors, Bound by

Beauty is able to open our children to the "nature under our noses". At times, we have partnered with Brockway Library, Barry University, Miami Shores Community Church, Miami Shores Presbyterian Church School, Miami Shores Elementary, and Doctors Charter either by establishing butterfly gardens, giving workshops or conducting host and nectar plant studies on their very own fields and swales. No one can resist "The Butterfly Lady" and the amount of knowledge she shares about the butterflies.

All of the programs are created to rally our community together as we face the realities of climate change. In time, Mary's vision is for Miami Shores to be recognized as one of the top cities in South Florida to forge a safe path for our pollinators, not only for the beauty, but for our future. Join us, it takes a village to maintain our "Village Beautiful" charm with its lush gardens and never-ending butterflies, bees, birds and wonder. For more information about Bound By Beauty programs and volunteer work please visit [boundbybeauty.org](http://boundbybeauty.org)

*Bound by Beauty is currently working on establishing a Community Composting Program. This model mirrors established Community Composting concepts. The idea is to make use of as much food and yard waste available from the community in order to "green" our city. There are numerous benefits for our Miami Shores Village to undertake this valuable project, not to mention, it is an idea that has the support of many including local businesses. Engaging the community in eliminating waste and creating educational opportunities for all ages, offers direct benefits to the local natural environment, among them soil health and water quality.*

*This project is achievable and would divert organic waste away from polluting methods of waste haulage and disposal while saving MSV money and providing nutrient-rich soil for the residents and Village to use, thereby reducing or even eliminating the need for chemical fertilizers. The value of this project aligns perfectly with resiliency, sustainability, integrated pest management practices, and keeping it local. This is the ideal time to begin the process of community composting as it will take a little time to set up and get going safely during the pandemic, and then it can become fully operational after the pandemic subsides.*





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**Properties Exclusively For Sale By The Jack Coden Group**



**1800 NE 114 St #1810 \$585,000**

BEAUTIFUL 2 BEDS/3 FULL BATHS corner Rotunda at The Cricket Club with HIS & HERS full master bathrooms and walk-in closets! This 2,320 sq. ft. unit features a spacious floor plan.



**615 NE 55th Ter. \$899,000**

Live the lifestyle of Miami's first Historic neighborhood! Located on one of Morningside's prettiest blocks, this 3 beds & 2 baths features an open split floor plan w/ large living + dining area.



**780 NE 69th St. #505 \$259,000**

CHARMING 2 beds & 2 baths in The Palm Bay Yacht Club! This adorable unit features a BEAUTIFULLY remodeled kitchen w/ quartz countertops & SS appliances.

**Experience isn't Expensive...It is Priceless!**



## TIP OF THE MONTH

When selling or buying a home, never try to time the market. The best time to sell or buy is when your needs have changed, and you are ready for the switch. Many sellers have refused good offers on their homes in a seller's market expecting to get a higher offer only to have regrets when the seller's market flips to a buyer's market and prices are falling. This transition can happen in a matter of weeks.

## Properties Exclusively For Sale By The Jack Coden Group



**JUST SOLD**

**1800 NE 114th St. #1804 \$499,000**

Welcome to the MOST DESIRABLE corner line at The Cricket Club! This 2 beds & 3 baths Rotunda features a spacious floor plan.



**JUST SOLD**

**1800 NE 114th St. #1210 \$479,999**

BEAUTIFULLY REMODELED 3 BEDS/ 3 FULL BATHS corner Rotunda at The Cricket Club with HIS & HERS full master bathrooms and walk-in closets!



**NEW LISTING**

**1290 NE 100 St. \$899,000**

This classic MIMO style Miami Shores ranch, located a few houses from the bay, is 2,158 Sf and has the ultimate curb appeal.



**244 Biscayne Blvd. #PH4908 \$1,685,000**

Imagine a unique 2 story PH w/ 1700 SF of outdoor rooftop patio & 2 other private balconies on the 49-50th floors, with EXQUISITE 5 STAR LIVING, in Downtown's finest resort style condo!



**UNDER CONTRACT**

**8959 Abbott Ave. \$875,000**

Location Location Location! Well-kept 3 bedroom, 2 bath beach home plus a 1 car garage just a short walk to the beach! Located in highly desirable Abbott Ave.



**UNDER CONTRACT**

**782 NE 77th St. \$699,000**

DRIPPING IN CHARM! This adorable 2 beds & 2 baths plus a 1 car garage is a must see! Features include a newer roof, newer AC (3 years old).



**UNDER CONTRACT**

**8001 Crespi Blvd. #5A \$190,000**

Beautiful and spacious 1 bedroom & 1,5 baths unit in Miami Beach! Features include remodeled kitchen, ceramic floors throughout, updated bathrooms.



**JUST SOLD**

**780 NE 69th St. #1105 \$265,000**

Amazing 2 bed/ 2 bath renovated corner unit with beautiful views of Biscayne Bay and city views. This unit features a wrap around balcony.



**NEW LISTING**

**541 NE 56th St. \$849,000**

Located in on one of Morningside's prettiest street, this well maintained 2 bedrooms & 2 baths feature Italian Carrera marble and tile floors, a private master suite.

**We Close On Average 1.5 Transactions Per Week!**

**#1 Group at Keller Williams Miami for 11 Years!**

# Community and School News

Check back monthly for news from our community and community schools

## BROCKWAY MEMORIAL LIBRARY

Join Natural Resources President, Chad Moreschi, as he educates us on the most common pest issues in our homes and gardens and provides non-toxic DIY solutions and other resources.

Please register at 305-758-8107. This is an in-person workshop at the Library! Free. Chemical-Free Home & Garden Pest Control  
Saturday, July 17th at 10:30am

## THE CUSHMAN SCHOOL

Just over a month ago, The Cushman School enjoyed its Class of 2021 Graduation ceremony at the Miami

Shores Theatre on Friday, May 28th. This talented, character-driven group of students achieved such success even during the disruptions of a global pandemic that dramatically affected the college application process with 100% acceptance rate to multiple colleges, and by earning nearly \$4.5 million in Merit Scholarships. Most indicative of the Cushman culture of education was each of their individual work through the High School's unique Society and Me (SAM) programming. This course challenged each of the 34 seniors to think critically about local and/or global issues and identify and initiate ways to make a positive impact in their community.

This past 2020-2021 school year, students partnered with the nonprofit Achieve Miami to donate hundreds of boxes of diapers, baby wipes, and formula to residents whose livelihoods were crippled by the pandemic. Additionally, they bought, cooked, and donated nearly a hundred pounds of food for those at the Miami Rescue Mission. They also lead more than a dozen beach and bay cleanups, partnering with multiple organizations over several months to create a culture of environmentalism in South Florida. Hats off to these Cushman students, now alumni, who put their ideas into action to benefit many in our community.

School listing continued on page



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**INVENTORY NEEDED.  
WATERFRONT WANTED. MY BUYERS ARE LOOKING.**

I was born and bred in Miami, have lived and owned property in Miami Shores for seven years, and also in El Portal.

As a professional real estate agent, with an international finance & marketing degree, and fellow neighbor, I am proudly vested in the future of our community and the value of our properties.

I would love to offer my services and resources to you, whether you are looking to buy or sell a home. I would also love to get to know you all, since this is where my three year old son will grow, play, develop and experience relationships. We are here to stay because this is our home!



**I AM NOT JUST A REAL ESTATE AGENT, I AM ALSO YOUR NEIGHBOUR.  
WITH A NO-NONSENSE, RESULTS DRIVEN APPROACH TO BUSINESS.**



**KATRINA CAMPINS**  
LUXURY REAL ESTATE SPECIALIST  
KATRINA@CAMPINSCO.COM  
**786.493.5652**



Forbes



Bloomberg

The Miami Herald



The New York Times

**OVER \$1 BILLION IN REAL STATE SALES**



# SHORES SPORTS SKILLS SERIES

Miami Shores is offering a series of Sports Skills Sessions that will allow kids to be creative and enhance their skills in their sport of choice.



**BASKETBALL** AUGUST 31ST-SEPTEMBER 23RD & SEPTEMBER 28TH-OCTOBER 21ST  
K-5TH GRADE M/W 3:30PM-5:00PM  
6TH-8TH GRADE M/W 5:15PM-6:45PM



DIRECTED BY DANTE CALABRIA, FORMER UNC TARHEEL STANDOUT AND PRO-PLAYER; CURRENTLY THE ASSISTANT COACH AT BARRY UNIVERSITY



**FOOTBALL** SEPTEMBER 1ST - SEPTEMBER 24TH  
K-5TH GRADE T/TH 3:30PM-5:00PM  
6TH-8TH GRADE T/TH 5:15PM-6:45PM



DIRECTED BY JONERIK MURPHY AND DAVID GAMBLE, FORMER COLLEGIATE PLAYERS AND CURRENT ELITE TRAINING PROFESSIONALS



**SOCCER** SEPTEMBER 29TH- OCTOBER 22ND  
K-5TH GRADE T/TH 3:30PM-5:00PM  
6TH-8TH GRADE T/TH 5:15PM-6:45PM



**RESIDENTS ONLY \$135/SESSION**

WILL FOLLOW MSV COVID C.A.R.E PROCEDURES  
PARTICIPANTS MUST WEAR FACECOVERINGS  
SIGN UP ON WEBTRAC!

ANY QUESTIONS PLEASE CALL THE FIELDHOUSE  
305-758-6701

[HTTPS://WEBTRAC.MSVFL.GOV/WBWC/WEBTRAC.WSC/SPLASH.HTML](https://webtrac.msvfl.gov/wbwc/webtrac.wsc/splash.html)

Recreation Department



# KID CARE VIRTUAL Learning Hub

2nd - 5th Grade

The Recreation Department will provide a virtual learning hub for your student to login and complete their online learning at the Community Center. MiFi enhanced Wi-Fi Service will be provided. There will be 6-8 students assigned by grade level & school per cohort group. Each cohort group will have an assigned Learning Resource Aide. The Aide will help students log on and get their daily assignments. We will provide outdoor play time depending on their school schedules. The Recreation Department will follow the CDC guidelines and suggested protocols.

**Each student will be required to have**

- Laptop & charger
- Headphones (w/ microphone encouraged)
- School Supplies
- 2 Face Covering
- Snacks
- Lunch—Bring your own lunch or purchase through the snack shack at [SHORESNACKSHACK.COM](http://SHORESNACKSHACK.COM)

While the program will have many common classroom supplies, we encourage families to send students with their own supplies to limit sharing.

**HURRY!**  
SPACE IS LIMITED  
MSV Residents Only

**August 31—October 2**  
No Class: 9/7  
**8:15 AM—3:15 PM**



For More Information Contact—MSV Community Center 305-758-8103



PLEASE JOIN US FOR AN EVENING OF INFORMAL NETWORKING  
**THURSDAY, JULY 22ND 5:30PM - 7:30PM**



HAPPY HOUR AT



**THE CITADEL**  
8300 NE 2nd Avenue, Miami, FL 33138

Free Admission | Advance Registration Required | Cash Bar | Happy-Hour Drinks starting at \$5

The mission of the Greater Miami Shores Chamber of Commerce's Women in Business "WIB" is to advance women as professionals and leaders in business; and to educate, empower, advocate, support, and mentor while serving the community and building membership for the Chamber.



Barry University

For more information, contact the Chamber at 305-754-5466 or visit [miamishores.com](http://miamishores.com)

This event sponsored in part by a generous grant from the Miami Shores Community Alliance



Register at Eventbrite or on [Miamishores.com](http://Miamishores.com)

<https://www.eventbrite.com/e/women-in-business-networking-event-tickets-160356471523>

# Village Spotlight *Out and about in our Villages...*



The Miami Shores Chamber of Commerce joined forces with the Miami Shores Chapter of the PrimeTime Business Network and ADAPT Gym in North Miami to hold a **Get Pickled With Pickle Ball** Networking Happy Hour. ADAPT's expansive facility welcomed everyone to enjoy this popular game, and PrimeTime provided the Happy Hour! Check [miamishores.com](http://miamishores.com) for future networking events.



On Thursday, June 17th, the Chamber's **Women in Networking** group had a wonderful time at their networking breakfast at Tinta y Cafe. Co-owner, Neli Santamarina, gave an incredibly inspiring talk about women's entrepreneurship and overcoming obstacles. An enormous thank you to all who attended and to Tinta y Cafe for a memorable morning. Join us at next month's mixer on July 22nd for an **Evening of Informal Networking** at the Citadel Rooftop.





MICKAEL LANGRI  
— REAL ESTATE —

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### My Google Reviews



**Positive: Professionalism, Quality, Responsiveness, Value**

Mickael is a rare find in this market as he has integrity. He is knowledgeable, rational, professional, quick, practical, very on the ball and most of all high integrity.



**Positive: Professionalism, Quality, Responsiveness, Value**

Mickael is an intuitive broker that understands not only the market, but also the prospective buyers. He knows how to get a home ready to meet the demands of buyers and extract the best price on could get.



**Positive: Professionalism, Responsiveness**

I would strongly recommend Michael, he is driven, very professional and more importantly will get the job done

These are EXTRAORDINARY times, and the real estate market is too! Below are some of the SOLD properties by Mickael Lancri, PA in the Miami Shores area only within the last few months. EXPERIENCE PAYS OFF AND THERE IS NO BETTER TIME TO SELL THAN NOW!



10603 NE 10 CT



102 NE 106 ST



750 NE 113 ST



65 NW 116 ST



10525 NE 2 CT



251 NE 98 ST

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*Licensed Real Estate Broker*

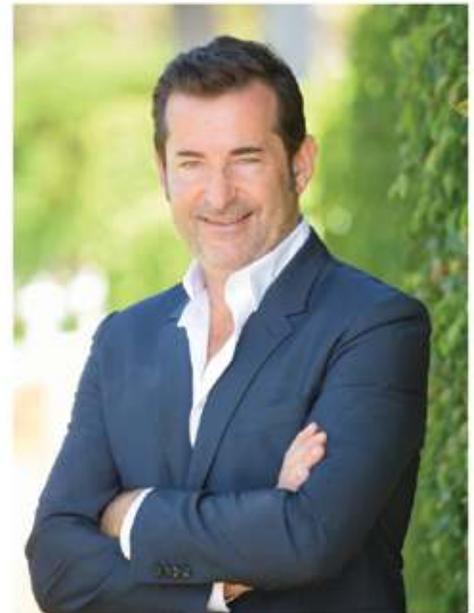
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## FEATURED LISTINGS




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8538 NE 4th Ave., El Portal | **\$569,000**  
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THE DWELL HOUSE



**COMING**

**THE DWELL HOUSE**

899 NE 92nd St., Miami Shores | **\$3 MILLION**  
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**SOLD**

**SHORES OASIS RETREAT**

464 NE 92nd St., Miami Shores | **\$1,1 MILLION**  
Call Shane Graber @ 305.606.2200




**PENDING**

**VILLA MODERNA**

1001 NE 96th St., Miami Shores | **\$3 MILLION**  
Call Juan Zuluaga @ 850.803.1383




**FOR SALE**

**CASA DE LA LUZ**

148 NW 97th St., Miami Shores | **\$739,000**  
Call Wes Pearce @ 305.790.3331




**SOLD**

**THE PANORAMA HOUSE**

500 NE 96th St., Miami Shores | **\$2.5 MILLION**  
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