

MARCH 2025

NEWSLETTER

OFFICIAL LOCAL NEWSLETTER OF YOUR PINK SHOES REALTOR

NEWS INSIDE:

LAWN CARE IN MARCH

March really kicks off at the beginning of the lawn care season!

SMALL BUSINESS SPOTLIGHT

Small Business of the Month
- Financial Planning

LOCAL AREA MARKET UPDATE

Taking a look back at last months statistics

LOCAL EVENTS

Educational Seminars in Tampa

WHY BUY MANUFACTURED HOME

Amazing digs without making your wallet weep!

BUYING OR SELLING?

Realtor Tips



LAISSEZ LES BON TEMPS ROULER!

Dear Friends,

March is here, and in the spirit of Mardi Gras, it's time to "Laissez les bon temps rouler!" – Let the good times roll! 🏠🌟 Just like a great parade, the real estate market is full of excitement, opportunities, and plenty of reasons to celebrate.

MAINHOUSE
REALTY ASSOCIATES

LET THE LAWN CARE SEASON BEGIN

Spring is right around the corner, and March is the perfect time to kick off the lawn care season! As the weather warms up, your yard is ready to wake up and shine. Not sure where to start? Here are a few things you can do this month to set your lawn up for success:

- Remove any winter damage. Any branches, leaves, dirt, etc. laying on top of your grass should be removed. These branches and weeds are going to start taking advantage of a weak lawn. They need to be removed.
- Prepare your mower and lawn tools. Your tools have likely been sitting in your garage or shed for a few months. Pull them out and clean them up. Make sure they work and are ready to go when it's time to start using them.
- Aerate. If you have warm-season grass (Bermuda, zoysia, St. Augustine), you should have your lawn aerated in early spring every year. This is really where the "lawn calendar year" starts. It's the foundation for a healthy, thick lawn.



It's likely your lawn is fine and does not need mowing yet because it hasn't started growing for the season. But if you do feel your lawn is ready to be mowed, just take off very little from the top.

- ✂ Clean Up & Refresh – Clear away any leftover leaves and debris to give your grass room to breathe.
- 💧 Check Your Irrigation – Make sure your sprinklers are in top shape before the heat arrives.
- 🌱 Feed & Seed – A little fertilizer and some overseeding can work wonders for a lush, green lawn.
- ✂ Mow with Care – Your first few mows should be light to encourage strong growth.

Get ready to enjoy a beautiful, thriving lawn all season long! 🌞🌱



SMALL BUSINESS SPOTLIGHT

SHARE THE LOVE AND SUPPORT

Achieve Financial Independence with Expert Guidance



Are you ready to take control of your financial future? Meet Andres and Deyna Ortega, your dedicated financial coach team! Together, they bring a personal touch to financial planning, offering a comprehensive approach.

- Get Properly Protected: Safeguard your family with the right insurance and financial tools.
- Start Investing for Your Future: Build wealth with smart, tailored investment strategies.
- Become Debt-Free: Learn proven methods to eliminate debt and achieve financial freedom.
- Understand How Money Works: Master the essential concepts of personal finance.



With their combined expertise and commitment to your success, they provide a total solution to help you and your family achieve lasting financial independence. Ready to take the first step?

Reach out to them today at (919) 225-3883 for a complimentary consultation!

MARKET UPDATE: IS IT YOUR TIME TO MAKE A MOVE?

MONTHLY MARKET UPDATE*

HILLSBOROUGH COUNTY, FLORIDA

8136

HOMES
FOR SALE

940

HOMES
SOLD

59

DAYS ON
MARKET

\$408K

AVG SOLD
PRICE

558

SOLD
UNDER
ASKING

*Data from rocket.com

Open House Saturday March 8, 1pm

FEATURED HOME



LAKE VIEW

1345 Four Seasons Blvd Tampa 33613

LISTED AT \$134,900

3 BEDS | 2 BATHS

Ashley@SunsetHomeSales.com
to schedule tours

LOCAL EVENTS

JOIN IN WITH COMMUNITY EVENTS!

MARCH 8

Open House 1pm
1345 Four Seasons Blvd Tampa 33613

MARCH 9

Open House 1pm
1278 Four Seasons Blvd Tampa 33613

MARCH 19

Home Buyer Workshop 4pm
4821 Bristol Bay Way Tampa
33619

SAVE THE DATE!!

JOIN US IN RUSKIN
FOR WINE AND
CHEESE APRIL 12,
AND MEET EXPERTS
ON ESTATE
PLANNING



Why Buy A Manufactured Home?



Mobile home parks generally fall into two categories: all-age parks and 55+ communities. All-age parks welcome residents of all generations, making them ideal for families, young professionals, and retirees.

55+ communities, on the other hand, cater specifically to older adults, offering a quieter atmosphere with amenities tailored to their lifestyle, such as fitness centers, social clubs, and organized activities.

Whether you're looking for a vibrant, multi-generational neighborhood or a peaceful retirement setting, there's a mobile home park to fit your needs.



Many mobile home parks offer family-friendly amenities that enhance the community experience. These may include playgrounds, swimming pools, clubhouses, walking trails, and recreational areas, making them a great option for families and individuals alike. Some parks even host community events and social gatherings to help residents connect.



To learn more or schedule a tour, contact Mobile Home Specialist Ashley Cobbs at Ashley@SunsetHomeSales.com



Manufactured homes are built in sections within factories, following building codes established by the U.S. Department of Housing and Urban Development (HUD). These homes are constructed on a steel frame and include layers of insulation, a flooring system, plumbing, and a wooden floor frame.



LET THE GOOD TIMES ROLL

Thinking of Selling? Stand out like a Mardi Gras Float

Here are some quick tips to make your home shine in the market:

✔ Boost curb appeal – First impressions matter!

🎭 Stage like a pro – A well-presented home sells faster.

🎉 Price it right – A strategic price will attract more buyers.

Just like the best floats grab all the attention, your home should, too!



Let's Stay Connected

PINK SHOES REALTOR

I'm much more than just your typical real estate agent. I aim to be your consummate and consultative professional by bringing an established team of experts in every field necessary to ensure that your buying or selling experience is seamless and worry-free.

Dinetta Duncan

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