



The Moorings Realty Sales Co.

Your Ultimate Source for Moorings Properties



Gracious Waterfront

131 Anchor Drive



Ideally situated on a protected deep water cove, this Georgian style home has been impeccably cared for and is in immaculate condition. This exquisite home is located in the prestigious guard gated community of The Anchor and is perfectly sited

across from the private tennis courts. Light and open living spaces plus well-proportioned, generous-sized rooms create an atmosphere of easy, upscale living. The main house features three bedrooms and three and one half baths, a handsome wood paneled library, a stunning living room with fireplace and vaulted ceilings and a large formal dining room. The epicurean kitchen was designed by

an award winning chef and boasts an adjacent family room with fireplace. This fantastic kitchen includes a Thermador professional gas range, Traulsen wine refrigerator, and two KitchenAid dishwashers. The separate guest cabana features a spacious room with private bath and wet bar. Long water views, protected boat dock and lushly landscaped pool and deck area provide the perfect backdrop for your Florida lifestyle.

Offered at \$1,675,000

Dear Friends & Neighbors,

I hope this letter finds you enjoying a wonderful summer. Summer at The Moorings is certainly less populated, but not necessarily less busy. It seems we go from wrapping up one season to preparing for the next! We continue to list and sell property and work on new projects to enhance our capability to better serve you.

The first half of the year brought some encouraging numbers in The Moorings' real estate market. 1/1/11 - 6/3/11 saw an increase of 75% in house sales and an increase of 9% in condo sales over the same time period in 2010.* Buyers are beginning to realize the timing has never been better to purchase a home in The Moorings. Simply put, affordability, a plentiful selection of inventory and interest rates that are at an all time low have created the perfect buying environment.

By developing an understanding of your real estate needs, our objective is to provide you with relevant ideas, advice and solutions to help you achieve those goals. Our sales team's expertise and hard work is evident by the recent statistics from the Board of Realtors. I am pleased to announce we continue to dominate the Moorings' market and have brought more buyers to The Moorings than all other real estate companies combined!* In today's challenging market, it is more important than ever to work with an agent and company that has the Buyers and the expertise to create sales.

Your Moorings Sales team remains excited and optimistic as they plan and look forward to what lies ahead. You will find Judy Hargarten (and her assistant, Susie Smith) and Terri McConnell (with her assistant, Mike Baron) hard at work, along with Erika Ross, who rejoined us four years ago (you may remember Erika from The Moorings Rental Dept. where she worked for ten years) and our newest addition, Daina Sakalas Bertrand. Daina grew up in The Moorings and is the daughter of long time Moorings' residents, Romas and Dana Sakalas. After almost 30 years, Jerry Sauter has decided to give up his office, but not his real estate license! He remains active in The Moorings, continuing to list and sell property, but is (deservingly so) spending more time on the golf course. Through these changing times, our mission remains the same; preserving, protecting and promoting a lifestyle unparalleled. We bring a wealth of resources and decades of Moorings' expertise. Here, at The Moorings Realty Sales Co., we understand selling and buying a home is an important personal decision, which makes it important for us to provide you with the best service possible!

Marsha



The Moorings Realty Sales Co.

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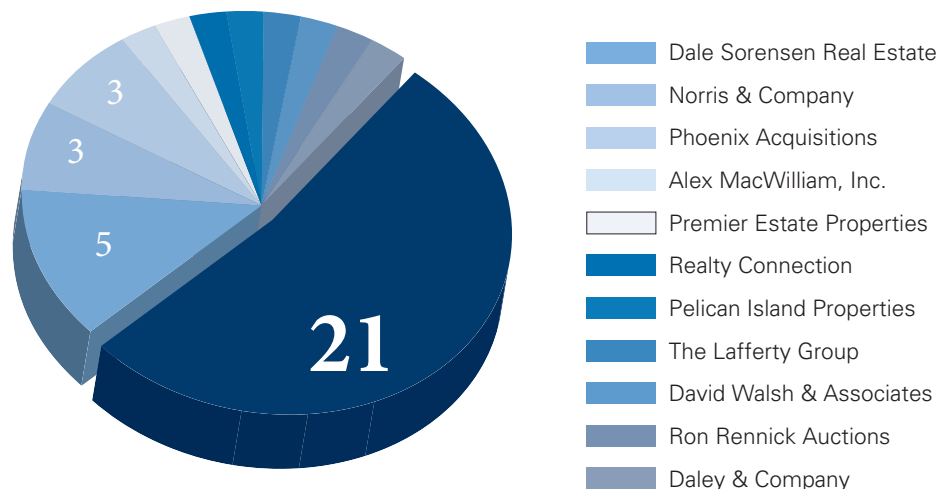
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Who is taking care of your real estate needs?

Let's talk about the numbers that matter to YOU - Moorings Statistics!* The Moorings Realty Sales Co. is the unequivocal leader in Moorings Sales and brings more buyers than all other real estate companies combined!

There were a total of 40 sales from 1/1/11 - 6/3/11.

Who Brings the Buyers?



The Moorings Realty Sales Co.

*Based on data supplied by the Realtors Association of Indian River Country from 1/1/11 - 6/3/11



Residential Homes



234 Binnacle Point

Newly remodeled, this charming home offers Southern exposure & sweeping views of Compass Cove! Boasting 3 BR, a den, Florida room, formal living & dining + a spacious kitchen w/mahogany Breakfast Bar & stainless appliances, this home is perfect as a full-time or seasonal residence. Located in the Anchor and ideally sited on a premier lot. A fantastic opportunity! \$992,000

NEWLY LISTED



2046 Windward Way

This cozy three bedroom, two bath waterfront home boast an oversized lot, large pool & deep water 30' dock. Concrete block construction & new roof in 05. \$749,000

NEWLY LISTED



755 Starboard Drive

Boasting expansive views of Compass Cove, this three bedroom, three bath home includes an office and family room plus large porch, pool & dock. \$675,000

NEWLY LISTED



UNDER CONTRACT

950 Lantern Lane

This perfect house is steps to the Moorings Beach and has been recently updated! Three bedrooms, fantastic kitchen, high ceilings, solar heated pool and great yard. \$549,000

NEWLY LISTED



1986 Windward Way

You can have it all in this extensively updated four (possible five) bedroom family home! Fabulous living space with top amenities. Gazebo, pool, dock. A must see! \$950,000

NEWLY LISTED



1986 Mooringline Drive

This waterfront "mini-estate" offers a large corner lot with a two bedroom main house and a separate guest house. Split plan, enclosed lanai, pool and dock. \$850,000

NEWLY LISTED



125 Springline Drive

Light and open living spaces afford beautiful waterfront views. Three bedrooms and three and one half baths plus vaulted ceilings, fireplace, pool, spa and dock. \$1,095,000



Condominiums & Courtyard Homes



Whether you're a beachcomber, golfer or boating enthusiast, The Moorings has a community that is perfect for your Florida lifestyle.



Spinnaker Point

Wide river views, newly updated bathrooms and an open floor plan with vaulted ceilings make this a great condo "buy." \$439,000



Harbor Inn

You will enjoy first floor convenience and great views from this two bedroom two bath beautifully updated condo. \$240,000



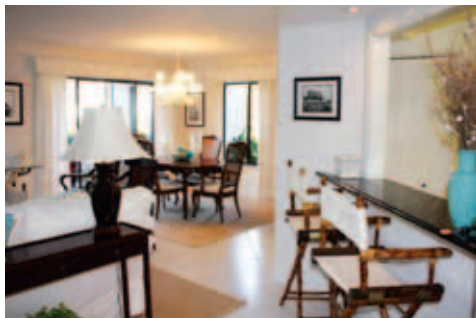
North Passage

Two bedrooms plus a small den and fantastic wide river views! Glass enclosed porch is ideal for manatee & dolphin watching. \$315,000



The Galleons

Beautiful second floor three bedroom condo with sweeping ocean views. Approx. 2200 SF of great living space. \$450,000



Windward

Absolutely beautiful and exquisitely updated! This first floor two bedroom condo is just steps from The Moorings beach. \$298,000



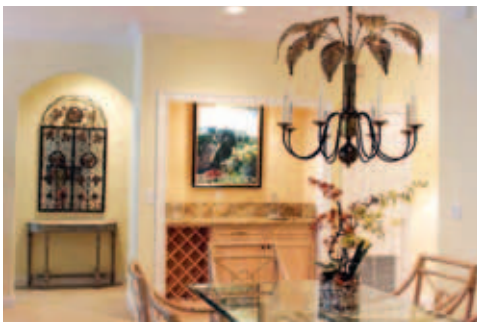
West Passage

Offering endless views, two bedrooms, den, and his and her baths in the master. Nicely updated with furnishings included. \$495,000



Harbourside

These special two bedroom, two bath condominiums are spacious and well-designed, offering approximately 1900 square feet of living space. The terrific floor plan encompasses large living and dining areas, two master suites, Florida room and balconies. Surrounded by lush landscaping and offering the ultimate in condo living, every owner enjoys double door security, two tennis courts, and a large beautiful pool and spa. Each of the four buildings offer their own unique lobby and club room. A variety of condos are now available, many with wonderful views, from the fixer upper to the newly updated. Priced from \$190,000 - \$258,000.



Southwinds Cottage

Exquisitely remodeled with the finest of appointments & boasting a private pool, two garages, three bedrooms & three baths.
\$515,000



Sea Mist

Sited in a prime location, this elegant pool home offers a beautiful courtyard, high ceilings, fantastic kitchen and guest cabana.
\$675,000



The Pointes Cottage

Light and bright, this courtyard home boasts vaulted ceilings, custom millwork, a fantastic master suite and two guest bedrooms.
\$455,000



River Mews

Featuring identical master suites, one on each floor, an updated kitchen with granite counter tops, fireplace, & a private courtyard.
\$239,000



Porpoise Bay Villas

Water views, private boat slip, two bedrooms, two and half baths, plus a den, updated kitchen and crown moldings through out.
\$399,000



South Passage

This gorgeous three bedroom, three bath townhouse has been extensively updated and offers sweeping views and a private dock.
\$475,000

Deep Water Homesites

Looking to build your dream home? We currently have two desirable deep water, bulk headed lots available in The Anchor. Twenty-four hour gated security, private beach access and fantastic views with easy access to the Intracoastal Waterway via The Moorings' entrance channel. For further information, including Architectural Criteria, contact your agent at The Moorings Realty Sales Co. Offered at \$1,195,000 and \$1,295,000.



Think Out Of The Box!



Purchase this prime lot with an adorable beautifully updated three bedroom home sited on it! Building may be in your future, but the timing may not be right. Why not purchase this fantastic lot to build your future home and live in the existing one until then? Southern exposure, fabulous views of Compass Cove, a quiet cul-de-sac and an Anchor location make this an outstanding "buy." Offered at \$992,000

Docks

A variety of docks are currently available in Spyglass Harbor and Harbourside Marina. Offering protected cove locations and a variety of lengths, lifts and amenities, there is a dock to accommodate most boaters needs. Contact your Moorings' Agent for more information. \$21,000 - \$120,000

Rentals

Rental Manager, Allison McGraw, has been busy booking our 2012 Season. Our current inventory encompasses a varied selection of communities, views and Club memberships. Remember, prime properties and time periods tend to book early. Whether you are considering renting your own property or looking for a property to rent... it's time to contact Allison at 231-5131! Our Rental Department continues to enjoy the reputation of highly individual and personal attention to our Homeowners and Renters alike and you, our loyal clientele, continue to be our best advertisement. Thank you!



Expecting House Guests?

The Harbor Inn Condominiums offer the perfect solution! With a seven night minimum, approx. 1100 SF, 2 BR/2 BA and views of Blunderbuss Bight, your guest will love their home away from home. Many of our residents are now securing these charming condos for the Thanksgiving and Christmas holidays.

What's Upstairs?

What do Moorings homeowners, Louise Terry of Southwinds, Dave Partow of South Passage and John Serovich of Windward Way have in common? They all rent executive office space on the second floor in The Moorings Realty Sales Co. Building! Louise simply needs the space to handle all her many hobbies and charitable interests. Dave, a technology consultant, runs his company, Vero Beachside IT Solutions from there. And as Vice President of Oncology

for Phillips, a company located in Washington state, John often fields calls at all hours and finds the space perfect for his needs. You will also find Vero Beach Yacht Sales, Inc. and Boss & Boss Title Company. We currently have two large suites available to lease, so if you are looking for the convenience of a home office, with none of the distractions, call Marsha Sherry at 231-5131.



The Moorings Realty Sales Co.

2125 Windward Way
Vero Beach, FL 32963

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Single Family Homes



132 Anchor Drive

This perfect family home boasts 4800+ SF of fantastic living space. A first floor master suite & 3 guest rooms w/private baths, large kitchen two fireplaces, game room & a three car garage. \$1,395,000



149 Anchor Drive

Enjoy 142 feet of direct river frontage in this grand Anchor home. Boasting 5500 SF, highlighted by a casually elegant open floor plan, 4 bedrooms, generous rooms, gourmet kitchen & endless views. \$2,000,000.

Save The Date

November 4 - 6 Homecoming Weekend

Look for updates for special events planned by The Moorings Club and The Moorings Realty Sales Co.

November 25 - December 15 Annual Trestle Tree

Celebrate the true meaning of Christmas by dropping off an unwrapped gift for a needy child at The Moorings Realty Sales Co. office.

November 26 The Lighted Christmas Boat Parade

Sponsored by The Moorings Yacht Club, MPOA and the The Moorings Realty Sales Co.

Congratulations!

Congratulations to **Craig Lopes**, the newly appointed General Manager of The Moorings Club. We feel confident that Craig's proven record and forward thinking will continue to bring our Club to new heights! Kudos on the record breaking 110 new summer members - the more to enjoy our beautiful community and amenities!

It's Never Been a Better Time to Call 800.628.0843

OPEN 7 DAYS • RENTALS AVAILABLE

EMAIL: SALES@THEMOORINGS.COM • WEBSITE: THEMOORINGS.COM