

Moran's Reader

Spring 2015



910-202-3720

News from your real estate consultants for life.

News To Help You Save Time & Money And Maybe Even Laugh A Little....

Where There's A Will, There's A Way

An old man lived alone in a village. He wanted to prepare his potato garden, but it was hard work. His only son, who would have helped him, was in prison.

The old man wrote a letter to his son and mentioned his situation:

Dear Son,

I am feeling pretty bad because it looks like I won't be able to plant my potato garden this year. I hate to miss doing the garden, because your mother always loved planting time. I'm just getting too old to be digging up a garden plot. If you were here, all my troubles would be over. I know you would dig the plot for me, if you weren't in prison.

Love, Dad

Shortly, the old man received a telegram back from his son: "For Heaven's sake, Dad, don't dig up the garden! That's where I buried the GUNS!"

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At 6:00 the next morning, a dozen agents and local police officers showed up and dug up the entire garden without finding any guns.

Confused, the old man wrote another note to his son telling him what happened, and asked him what to do next.

His son's reply was: "Go ahead and plant your potatoes, Dad. It's the best I could do for you from here."

No matter what your circumstances in the world, if you have the will to help someone, you can find a way.

*Don and
Deanna Moran*



Deanna & Don Moran

1001 N. Lake Park Blvd. Carolina Beach, NC 28428 Phone: 910-202-3720
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Spring 2015

Dear Friend,

It may be chilly out, but spring is just around the corner! Curl up and keep warm while reading our Spring newsletter—it's full of light reading to inspire, instruct, and entertain.

Like all of our newsletters, this one opens with a thought-provoking article that we hope will add some inspiration to your day. This one is a light-hearted look at how we can do a lot with what we have if we put some thought into it.

The rest of the newsletter is filled with a random assortment of interesting and fun articles, including an explanation of why honey doesn't spoil, essential job survival skills, using chicken to stretch a budget, and even how to prepare your children to move into a new home.



If you've ever wondered why couples start to look alike over time, or how to avoid answering difficult questions, or how to make windows into solar panels, you can find answers in this issue.

As spring begins, we hope you are feeling fresh and energetic for the season to come!

Don't forget to introduce us to your friends and family for real estate/getting a home loan/buying a home/getting their home sold/getting their finances back on track.

Now is the beginning of the peak real estate season, and we are 100% ready to help!

Thanks.

*Don and
Deanna Moran*

Windows That Generate Solar Power

It seems sort of obvious, when you think about it: Why don't windows double as solar panels?

A company is working on it. Pythagoras Solar has developed a window laced with solar cells capable of shielding offices from the sun's glare, reducing air conditioning costs while generating power for office buildings.

The company won a \$100,000 award from the GE Ecomagination Challenge, and some of the panels are already being used in the Willis Tower (formerly known as the Sears Tower) in Chicago. Pythagoras CEO Gonen Fink says the panels could save enough money to pay for themselves in three to five years.

Holi, Festival Of Colors

Holi, the "festival of colors," is celebrated mainly in India at the time of the full moon – March 6 this year. Steeped in tradition and ancient legend, the core focus of Holi is to celebrate the triumph of good over evil, and to welcome spring and banish winter. Holi is gradually finding its way into other countries and cultures, and you might find a Holi celebration near you this year.

The festival kicks off on Holi eve, when bonfires are lit to symbolize the banishment of evil. Then at dawn, Holi Day breaks with raucous crowds intent on painting the world in a vibrant rainbow—smearing and splattering each other with paints and dyes known as gulal.

Traditionally, natural powders and paints were used, but the bulk of the colors on today's modern palette are chemical compositions that are often toxic, resulting in caustic skin reactions or worse. Many citizens coat their skin with oil on Holi day to help protect against absorption of toxins. Gulal is either mixed with water to form a paint, or strewn in its powder form directly from small bags purchased from street vendors.

Anyone who ventures outside on Holi day can expect to be splattered head to foot in color. When the festival ends, the landscape (as well as the revelers) remains a riot of color—on buildings, vehicles, streets, and sidewalks—as many of the dyes leave stains that cannot be removed by washing. Instead they fade with time.



Why Honey Doesn't Spoil

Honey is almost unique among organic compounds in that it constitutes a “perfect storm” of attributes against spoilage:

Most of the honey is a supersaturated solution of sugar.

Sugar is hygroscopic, which means it attracts water.

Bacteria and other microorganisms that come in contact with this solution are desiccated (water is drawn from them into the solution). The same happens to yeast and other fungal spores, leaving almost no organisms in the honey that can spoil it. This supersaturation of sugar also inhibits the growth of yeast and other fungal spores.

Furthermore, bees process honey by means of an enzyme called glucose oxidase. You might know glucose oxidase from something else...it used to be called “Penicillin A,” which destroys bacteria.

Never leave a jar of honey standing open. The supersaturated sugar solution will absorb moisture from the air and gradually become weaker, losing its anti-bacterial properties.



The thousand mysteries around us would not trouble but interest us, if only we had cheerful, healthy hearts. —Friedrich Nietzsche

Why Do Couples Start To Look Alike?

You may be familiar with the saying, “opposites attract.” But in reality, what the heart wants is not an opposite, but someone who is similar. That similarity increases the longer two people stay together.

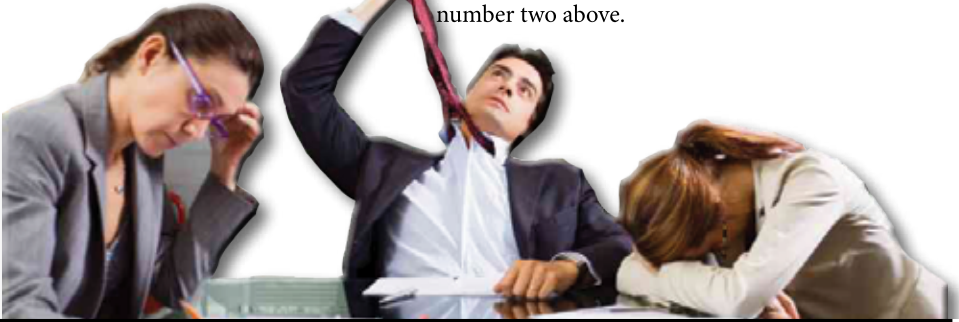
University of Michigan psychologist Robert Zajonc conducted an experiment to test this phenomenon. He analyzed photographs of couples taken when they were newlyweds and photographs of the same couples taken 25 years later.

The results showed that the couples had grown to look more like each other over time. And the happier that the couple said they were, the more likely they were to have increased in their physical similarity.



7 Job Survival Skills

1. You can't avoid office politics. It doesn't matter if you are a janitor or a CEO of your own business; there are always office politics. Either land on the winning side, or try to minimize your role in the games.
2. You'll never have a job which you "can't quit." If you are being mistreated, exploited or under-appreciated, you can leave. But first, read the next point.
3. Always be looking for other job possibilities. Why wait until you need a new job, before looking for one?
4. You learn by listening, not talking. Instead of leaping to let your boss and co-workers know how much you know, ask them about their ideas before sharing yours. If you can implement their ideas, you'll get farther ahead than by arguing for your perspective.
5. You will never get ahead by gossiping or putting other workers down. You will get ahead by building people up and being supportive. *Supportive doesn't mean submissive.*
6. It's difficult to call in sick. But if you are genuinely sick, do call. Keep it short. "Boss, I'm sorry, but I'm too sick to come into work. I'll either see you tomorrow or will call again."
7. You will always end up working with someone you don't like. It may be your boss or a co-worker. If you like your job and want to keep it, read about how to communicate with difficult people. If it's not resolvable, there's always number two above.



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At the end of the day, the goals are simple: safety and security.

—Jodi Rell

4 Ways To Avoid Answering A Question

Whether at work, at a networking event, in an interview, or at a party, there are times when you either don't know an answer or don't want to answer a question. Here are four approaches to not answering:

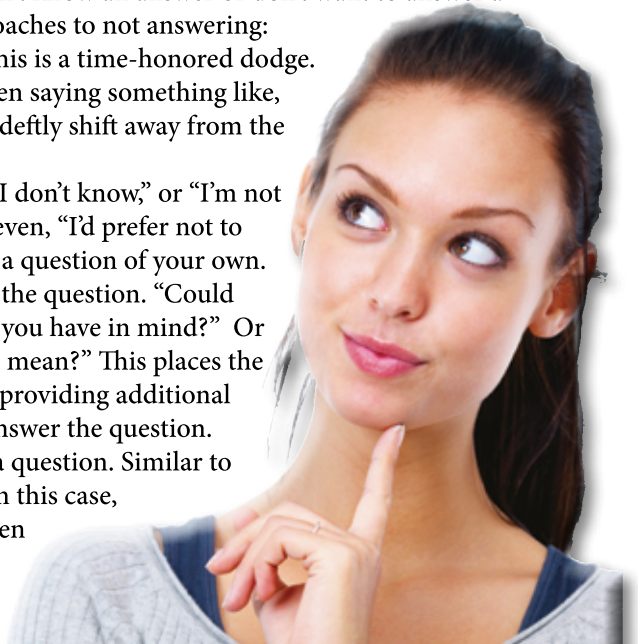
- “That’s a good question.” This is a time-honored dodge.

By making this statement, then saying something like, “It reminds me of...” you can deftly shift away from the question.

- Tell the truth. Try saying, “I don’t know,” or “I’m not sure how to answer that,” or even, “I’d prefer not to answer.” Then right away ask a question of your own.

- Ask for more details about the question. “Could you tell me more about what you have in mind?” Or “Could you explain what you mean?” This places the questioner in the position of providing additional detail, which may help you answer the question.

- Answer the question with a question. Similar to asking for more details, but in this case, you can ask any question...even one that’s unrelated to their question to you.



One Good Kick Deserves Another



A lawyer was hunting birds one day. He fired into a flock, and one bird fell to the ground inside a fence. As he was climbing the fence, a farmer came walking across the field.

"This is my property," the farmer said. "You can't have that bird."

"I shot it fair and square!" the lawyer said. "I'm a lawyer, and I'll sue you for everything you've got!"

The farmer smiled and shook his head. "I tell you what, down here we got a better way of solving our little disputes. It's called the Three-Kick Rule."

"What's that?"

"We take turns kicking each other three times. First one to give up loses. What do you say?"

The lawyer was proud of how hard he worked out every day, and he thought the farmer looked pretty old, so he said, "OK. Take your best shot."

The first kick was harder than the lawyer expected, and after the next two he was in a lot of pain.

Grunting, he straightened up, bit his lip, and looked at the farmer.

"OK," he said. "Now it's my turn."

"Nah," the farmer said. "I changed my mind. You can have the bird."



Drinking Can Damage Your Teeth

Coffee and cola might be bad for your teeth, but energy and sports drinks aren't much better. The reason? The type of acid they contain. According to the journal General Dentistry, bottled lemonades and energy drinks can erode the enamel on your teeth over 10 times more than colas.

If you do consume drinks that might cause enamel damage, you should rinse your mouth with water and wait about 30 minutes before you brush, because if the drink has softened your enamel then even mildly abrasive toothpaste can cause more damage.

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Keep Your Marriage Fresh

Living happily ever after takes a lot of work, as Cinderella, Snow White, and Elizabeth Bennett undoubtedly discovered. But a long happy marriage isn't a fairy tale or a romance novel. Here are some ideas for keeping your union strong:

- Make date night special. But don't just dash out to a nearby restaurant. Take a class, go skating, or do something else out of the ordinary.
- Compliment more than you complain. Nobody's perfect, but focus on the positive side of your relationship. Tell your spouse that he/she looks nice, say thank you, praise an accomplishment—keep the balance tilted toward good feelings.
- Respect each other's territory. You're sharing a life, but that doesn't mean invading the other person's space. You're both allowed some personal zones.
- Fight fair. Keep things civil. Don't dig up past offenses. Avoid making accusations that begin with "You always . . ." or "You never . . ." And let the other person have their say without interrupting. You'll get your turn, and in the meantime, they'll lose some of their heated energy by having a full say.



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Work is a part of life, not the point of it.

—Sean Adams

Make Fried Foods Somewhat Healthy

All oils are 100% fat, meaning that they all have 9 calories per gram. Oils that claim to be “light” are making a statement about their flavor, not their calories.

However, what's in those calories still makes some oils healthier than others.

Healthy oils include olive, sunflower, canola, grape seed, safflower, walnut, flaxseed and peanut.

Not all of these oils are good for frying, though. In fact, if you heat certain oils past a certain temperature, they can become unhealthy. For high-temperature cooking, such as deep frying, stick to canola, sunflower or peanut oil.



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GET TOP DOLLAR

Moran's Monthly Reader

The Secret to Curb Appeal

The huge, dark gray house was more than unkempt; with a crumbling front wall, missing shingles, thigh-high grass, broken window panes, and household items scattered in the yard it looked sickly. THIS was Pam's dream house?

"Ummmm, Pam, with all due respect," I said with my usual candor, "This place looks like it should have a black cloud and thunderbolt over it." She sighed.

"But it was cheap, really cheap. You just have to look past the rundown condition and see the potential. How else could I afford a house this size?"

Though Pam, an artist with an incredible eye, was able to look into the future and see what the house could be after cleaning and repair, I was more like the average home buyer – extremely dubious. If I had been the one looking to buy a house, I wouldn't have stepped a foot on that property. I wouldn't have even slowed down the car.

Pam did get the house for about half the price of similar homes in comparable neighborhoods, which means the seller made 50% less on the sale because he was unwilling to do the repairs necessary to improve its curb appeal. It also took him over two years to find a buyer.

"Curb appeal" is real estate talk for the initial appearance, and the impression it makes, of the house as seen from the road. It's what the buyer sees and feels as she parks her car across the street, crosses the road, strolls up the front walkway and pauses to knock on the door. Curb appeal includes the overall neighborhood, the house's location on the block, condition of landscaping, the overall look of the house, and attention to details.

A house needn't sport a cloud and thunderbolt look for prospective buyers to bypass it for another one. Sometimes little irritants – weeds, peeling paint, or tacky lawn ornaments – can create enough doubt to make them go elsewhere.

Luckily, most of the little irritants can be corrected with a little time, a bit of money and an open mind.

Most real estate experts agree that the most important steps to take in preparing a house for listing include fixing the driveway, landscaping the yard, painting the exterior, and painting or replacing the front door.

Improving the appearance of the driveway can be as easy and inexpensive as cleaning up oil spills, pressure washing to remove mildew or moving extra cars to another location.

For damaged driveways, excessive cracks may be

more unsightly if they're filled with patches. In this case, resurfacing the driveway may be necessary.

Landscaping and lawn maintenance create the backdrop for the house. Like the scenery in a play, it showcases the main attraction. In his book, *Sell It Yourself*, Ralph Roberts vividly describes the ideal lawn. "You want your yard to look like a golf course fairway – lush, green and meticulously maintained." This requires filling bare spots with grass plugs or sod, applying fertilizer and bug killer, and regularly watering the lawn.

For those with little spare time, it may be worth the money to hire a maintenance service to shape up your yard and keep it maintained as long as your house is on the market.

Add some color with a flowerbed or two of various annuals. A newly mowed and edged lawn accented with flowers makes a good first impression. The yard should look clean and green...with a few splashes of color.

Of course, once the lawn is golf course quality, you don't want to spoil the effect with a cluttered yard. Neatly trim bushes and hedges so they accent the yard. Keep leaves raked and walkways swept daily. Trash cans, hoses, yard

The Secret to Curb Appeal Cont.

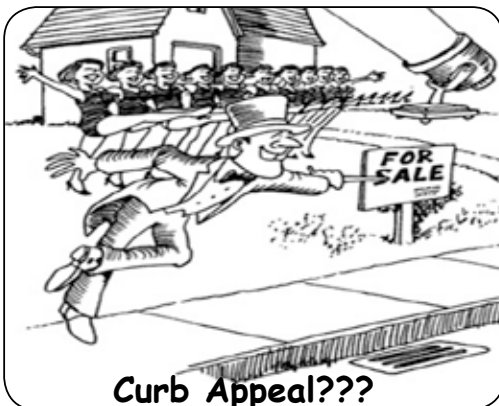
tools and toys should be stored in the garage or a shed. And while lawn ornaments – pink flamingos, elves, concrete geese or a statue of David – may make your life brighter, someone else might find them offensive. Put them in storage.

Want the most dramatic improvement in appearance for the best value? Paint the exterior of your house, including trim, window frames, shutters, gutters and downspouts, mailbox and front door. Opt for neutral shades of white, light gray, or pale beige, which are more universal.

If the existing paint on the outer walls is in good shape, consider touching up everything else in the list. This will make the house look brighter.

The front door is the transition area. At its best, it carries the pleasant look of the lawn – and the opinion of the buyer – over the threshold of the house. At worst, it undoes everything you achieved with the lawn and casts a pallor on the rest of the house. The buyer won't miss the entryway, so the seller must not overlook it. Pressure clean the front steps, railings, and door. Clean out light fixtures, replace burnt-out bulbs and fix the broken doorbell. If the door is solid and in good working condition, give it a fresh coat of paint. If it's damaged, cheaply made or otherwise unsightly, invest in a new, hardwood door. When this is done, add the final touch to the threshold: A brand-new doormat. After all, with all the work you just finished doing to spruce up the place, you want buyers to feel welcome.

By the way, Pam's place now looks like a European country house, complete with shadow boxes, a wrought iron gate and English gardens. But the very first thing she did was paint the exterior...soft beige.



Spend a Little Get a Lot

- Don't have the time to keep the house clean? Consider hiring a cleaning service to keep your house in shape while it's on the market.
- If your wall-to-wall carpet looks fine except for a couple of worn spots, have it professionally cleaned and cover the imperfect areas with small rugs.
- Make sure stairways are safe by freeing them of toys or slippery mats, securing the handrail, and installing good lighting.
- If possible, plan to put your home on the market during peak real estate periods – spring and autumn.
- Don't wait until the last minute to call professional painters because their schedules may be filled. Hire them as soon as you make the decision to sell.
- Keep your lawn looking thick and green by fertilizing during the appropriate season.

Be grateful for what you have
and stop complaining -
it bores everybody else,
does you no good, and
doesn't solve any problems.

Zig Ziglar



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This information will help you feel confident, make informed decisions and act as an educated buyer. It will also help you find and understand the more important things that you're looking for in a home so that your search can be made as easy as possible.

Preliminary Financing Concerns

- Getting Pre-Approved
- Under Standing Credit Scores And How It Affects Your Home Purchase
- Monthly Expenses
- Down Payment
- Available Interest Rates
- Assembling Needed Information
- Finding A Qualified Lender
- "Financing"
- What "Not" To Do

Which Home Is Right For You?

- How Much Home Can You Buy?
- Focusing Your Search
- What's Most Important In A Home
- Finding The Right Community
- Buying With Confidence

Making An Offer

- Negotiating The Deal
- Escrow Funds
- Due Diligence
- Home Inspections
- Property Surveys
- Title Search And Title Insurance
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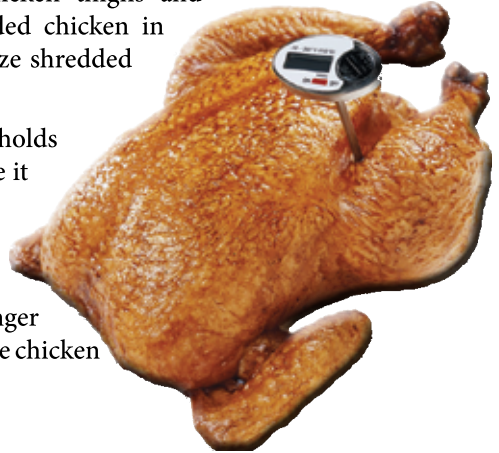
2014 Winter Hours:

Sunday - Thursday: 10:00 am - 6:30 pm and Friday & Saturday: 8:00 am - 7:00 pm

Save Costs With Chicken

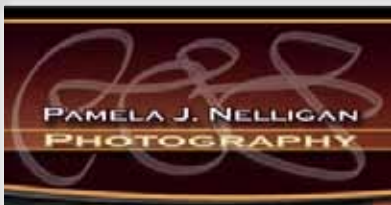
Chicken can be your best friend when it comes to healthy eating on a budget. Here are some tips for getting more out of chicken:

- Consider buying whole chickens. If the price is low enough (usually half the price by weight of boneless/skinless chicken), then whole chickens give you more for less.
- Plan multiple meals. You can sometimes get two or three meals from a single chicken. Rather than serving whole chicken thighs and breasts, think in terms of cut or shredded chicken in soup, sandwiches, fajitas, salads, etc. Freeze shredded chicken for quick meals later.
- Crock pot your chicken meal. Chicken holds up well in the crock pot and you can make it go far as the base of chili, stew, soups, etc.
- Buy in bulk and freeze. You can usually keep frozen chicken in its original packaging for up to three months. For longer periods, remove the packaging and wrap the chicken in foil, freezer paper, or plastic bags.



Work is either fun or drudgery. It depends on your attitude. I like fun.

—Colleen C. Barrett



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8 Ways to Get Kids Excited for the Move

Moving to a new home may be stressful for you, but it's even tougher on your children. We've got tons of tips to turn it into a fun adventure for the whole family.

Children feel powerless when you tell them you're moving. "They usually don't have any input in the decision," says Lori Collins Burgan, social worker and author of *Moving with Kids*. "So involve them in as many other decisions as you can."

1. Make a family wish list. This will help you reach a consensus on some of the things you all want from your new home: a bigger backyard, a basement playroom, separate rooms for the kids. For Jennifer Thompson's daughter Raegan, 5, the beach was tops. "My husband's new job was in Jacksonville, North Carolina, but we chose a house in Emerald Isle -- a 30-minute commute for him -- so we could be near the water," says Thompson.
2. House-hunt together. If it's practical, take your children to see prospective houses with you. If you're searching online, bookmark your favorites so your kids can take a look.
3. Let her map out her new room. Bring home paint swatches so that your child can choose a color. Then make it an art project: Have her paste snapshots of her bed and furniture onto a sheet of construction paper.
4. Pack a treasure box. Give your child his own packing box that he can decorate with stickers and use for his favorite things. Take it in the car with you so he can keep it close.
5. Throw a goodbye party. "It will bring closure to the friendships you're leaving behind," Burgan says. Keep it simple: a basic chips-and-dips affair or a potluck.
6. Tour your old haunts. Visit special neighborhood spots one last time before you move. "My sons Alex, 8, and Andrew, 6, had become really close to their babysitters," says Jeanhee Hoffman, from Honolulu. "So before we moved we arranged for the sitters to spend time with the boys and take them to say goodbye to their favorite places."
7. Make a memory book. Your child can fill it with photos of your home and her friends, along with their e-mail addresses.
8. Say goodbye to your home. During a family meal ask each kid to recall a favorite memory in the old house.



Before you are a leader, success is all about growing yourself. When you become a leader, success is all about growing others.

~ Jack Welch

Winter Quiz Question

Q: Which word in the dictionary is always incorrect?

Everyone who texts, emails or calls in the correct answer by the last day of March will be entered into a drawing for a \$25 gift card.

Congratulations:

Peter Charles

of Carolina Beach for his correct answer last month. "If you were running a race and you passed the person in 2nd place, what place would you be in now?"

Thanks to EVERYONE who entered.

the happiest
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have the
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everything,
they just
make the
best of
everything.

Zig Ziglar



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Want A Nutritious Snack?

You're hungry. What should you eat if you're trying to avoid junk food and excess calories? Consider these healthful snack options:

- Olives. A snack of five olives has just 45 calories.
- Hummus and carrots. Four ounces of hummus and three carrot sticks contain only 80 calories.
- Pineapples and pistachios. Mix 1/2-cup of dried pineapple slices with about 25 pistachio nuts. Plus, fruits and nuts are a good source of antioxidants. Also try peanuts and raisins or almonds and dried apricots.
- Cottage cheese and apples. Top a sliced apple with about 1/2-cup of low-fat cottage cheese. Benefits: calcium, protein, and fiber.
- Mini-pizza. Slice a whole-wheat pita in half. Spread a little tomato sauce, then sprinkle some cheese and vegetables on top. Heat in microwave or toaster oven until cheese melts.
- Rice cakes. These can be eaten by themselves or with various low-fat toppings. Look for rice cakes made from whole-grain brown rice.
- Water. A tall glass of water revitalizes your body while assuaging hunger pangs. And it's caffeine- and calorie-free.



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and the Wilmington areas.

As someone who has dealt with the struggles of being over weight and unhealthy, I know how hard it can be to get on track. That is why I became a CPT to help others learn how to be healthy, happy and fit!

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*Best Sunsets on
Pleasure Island*



new listing

\$230,000.00

601 Canal Dr. Unit 7
Carolina Beach NC 28428
MLS No: 514804



This 2 bedroom, 2 bath condo is located right on the Yacht Basin. Hardwood floors, updated kitchen, a 24' foot boat slip and only a block from the ocean. Relax on your waterfront deck as the boats go up and down the Intracoastal Waterway or go out right outside your back door to your own boat slip. This home comes with a home warranty for your piece of mind.

Ocean Front



Under Contract

\$295,000.00

1208 3-A Carolina Beach Ave
Carolina Beach, NC 28428
MLS No: 487095



Reduced \$55,000

Ocean Front Living At Its Best! 3 bedrooms, 2 baths with a view of the ocean to die for. This unit is very open and bright with a skylight in the kitchen. Ceiling fans, a wine refrigerator, home warranty, and ocean front deck with views for miles are just some of the amenities.

Reduced



**Reduced
Waterfront**

\$205,000.00

115 Teakwood Dr. #906. Otter Creek
Carolina Beach, NC 28428
MLS No: 506467



Tucked away from the hustle and bustle sits this 2 master bedroom waterfront town home in Otter Creek. This end unit offers laminate hardwood floors, ceiling fans, a patio for grilling and a garage that has an air conditioning unit along with an extra refrigerator with an ice maker. The seller is also offering a home warranty for your piece of mind. (Optional Boat Slips Available)

Reduced



NEW listing

\$195,000.00

1101 South Lake Park Blvd
Unit: A-28,
Carolina Beach, NC 28428
MLS No: 511475



Ocean Front Living At Its Best! 2 bedrooms, 2 baths with an awesome ocean front view. This unit is very open and bright with a custom appointment throughout. home warranty, and 2 ocean front pools and deck with views for miles are just some of the amenities.



30' Boat Slip

\$284,000.00

709 Canal Dr. # 3A Snug Harbor
Carolina Beach, NC 28428
MLS No: 503189



Carolina Beach Living! This 2 bedroom, 2 bath condo is located right on the Yacht Basin. Laminated hardwood floors, updated kitchen cabinets, a 30 foot boat slip and only a block from the ocean. Relax on your waterfront deck as the boats go up and down the Intracoastal Waterway or go out right outside your back door to your own boat slip. This home comes with a home warranty for your piece of mind.



\$335,000.00

304 Seafarer Dr,
Carolina Beach, NC 28428
MLS No: 513453



New listing

LOCATION, location, location!

This beautiful 5 bedroom home is centrally located in Carolina Beach. Three bedrooms upstairs with 2 baths, large open kitchen vaulted ceilings, wood laminate floors, tile floors in bathrooms and kitchen, recessed lighting, crown molding, 2 gas fireplaces and a deck off of the master bedroom. The downstairs is perfect for an in-law suite or roommate as it has its own bedroom, bath, kitchen and living area. Two garages give ample parking for yourselves and guests. Very close to the ocean, great restaurants, community pool and other recreational activities.



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 www.MoransHomeTeam.com

MORAN
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COLDWELL BANKER
 SEA COAST ADVANTAGE

Look What Sold This Winter

Address	Community	Bdrm	Bth	DOM	Sold \$	Date
909 Windgate	Arrondale	3	2 (2 0)	39/116	\$186,000	2/27/15
808 Rivage Promé	Beau Rivage	5	4 (3 1)	97/97	\$465,000	1/21/15
508 Chattooga Pl	Beau Rivage	3	2 (2 0)	77/77	\$165,000	1/9/15
319 Chattooga Pl	Beau Rivage	3	2 (2 0)	6/102	\$170,000	1/15/15
215 Carolina Sands	Carolina Sands	4	3 (3 0)	795/795	\$202,900	1/26/15
925 Whitecaps	Carolina Sands	4	3 (3 0)	64/64	\$310,000	12/8/14
811 Isle Of Palms	Coral Ridge	3	3 (3 0)	170/228	\$143,900	12/5/14
7835 Chipshot Way	Cypress Island	3	2 (2 0)	47/47	\$139,900	12/19/14
7734 Trap Way	Cypress Island	3	3 (2 1)	62/62	\$132,000	1/7/15
7817 Chipshot Way	Cypress Island	3	2 (2 0)	83/83	\$135,500	1/7/15
226 Silver Sloop	Harbour Point	4	4 (4 0)	686/686	\$268,000	12/19/14
6430 Lenoir Dr	Kirkwood at Arr	5	3 (3 0)	175/175	\$212,500	1/15/15
679 Walston Dr	Kirkwood at Arr	3	3 (2 1)	114/114	\$192,200	12/5/14
6309 Morrow Rd	Kirkwood at Arr	3	2 (2 0)	90/90	\$178,000	12/8/14
663 Castine Way	Kirkwood at Arr	4	3 (3 0)	105/105	\$232,000	12/11/14
602 Lavean Way	Kirkwood at Arr	5	3 (3 0)	130/130	\$215,450	2/12/15
6336 Naples Dr	Kirkwood at Arr	3	2 (2 0)	38/38	\$195,000	2/6/15
105 Teakwood Dr	Otter Creek	2	2 (2 0)	275/275	\$163,500	1/13/15
8120 Yellow Daisy	River Oaks	3	3 (3 0)	316/316	\$385,000	2/10/15
105 Marshview Trl	River Oaks	4	3 (2 1)	170/170	\$336,000	1/30/15
817 Ovates Ln	Tarin Woods	4	4 (3 1)	223/1914	\$294,900	12/1/14
7410 Promontory	Telfair Forest	3	2 (2 0)	46/139	\$186,000	1/28/15
7417 Promontory	Telfair Summit	3	3 (2 1)	142/142	\$215,000	12/31/14
319 Club Way	The Cape	4	3 (2 1)	244/244	\$325,000	12/19/14
640 The Cape Blvd	The Cape	4	3 (3 0)	271/271	\$251,900	2/20/1
308 The Cape Blvd	The Cape	3	4 (2 2)	156/156	\$250,000	12/29/14
700 Tiara Dr	The Cape	3	3 (2 1)	155/155	\$210,000	1/16/15
608 The Cape Blvd	The Cape	3	2 (2 0)	90/90	\$234,000	2/26/15
5929 White Heron	Village at Motts	3	3 (3 0)	163/163	\$379,500	2/16/15
548 Catamaran Dr	Windswept	3	2 (2 0)	236/236	\$197,500	1/16/15
627 Catamaran Dr	Windswept	3	2 (2 0)	76/76	\$173,000	12/19/14
603 Catamaran Dr	Windswept	3	2 (2 0)	48/48	\$179,000	1/12/15
7806 Huron Dr	Woodlake	4	3 (3 0)	13/13	\$295,270	12/9/14
6942 Ontario Rd	Woodlake	3	3 (2 1)	13/13	\$227,820	12/18/14
7712 Fountain Gr	Woodlake	6	4 (3 1)	18/18	\$290,640	12/16/14
7705 Fountain Gr	Woodlake	3	3 (2 1)	16/16	\$257,534	12/3/14

The Moran Real Estate Team Deanna & Don Moran

Coldwell Banker Seacoast Advantage

1001 N. Lake Park Blvd. Carolina Beach, NC 28428

Phone: 910-512-1962

www.moranshometeam.com



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