

KONK LIFE'S REAL ESTATE in the KEYS

A stunning 1990 Old Town eyebrow with Old World charm to spare

BY TERRY SCHMIDA
KONK LIFE REAL ESTATE EDITOR

Time was, if you wanted to buy a classic Key West eyebrow home, you had to either buy an older edifice in various states of decrepitude and effect a hugely expensive and time-consuming renovation/remodeling project, or pay top dollar for someone else's handiwork.

The stunning three-bedroom, three-bath residence at 1412 Duncan St. turns that equation on its head.

Not only was this home constructed with great care and expense in 1990, it has also been recently upgraded so as to become a true neighborhood showpiece.

Situated on a quiet Old Town street this 1,701 square-foot, two-story stunner hasn't yet had a chance to become "old" but has been improved upon nonetheless.

From its gracious, wide, front veranda, to its gleaming new 'heart of pine' wood flooring downstairs, fabulous gourmet kitchen, and delightful gardens and pool, this is a home for living and loving.

The ground floor of this colorfully-painted house offers a grand living/dining room with French doors leading to the rear garden, with plenty of natural light, courtesy of a number of double-hung windows.

Adjacent is the marvelously upgraded kitchen, featuring custom "slow-close" drawers, granite countertops, a walk in pantry and state-of-the-art stainless steel appliances, featuring a 72 inch refrigerator/freezer.

Down the hall is an area that has



This superb residence was constructed in 1990. Photo contributed.

been used as an office nook, but could be put to a variety of uses. There's also a sizable guest bedroom with a comfortable ensuite bathroom.

Up a flight of charming wood stairs are another two large and sunny bedrooms, including the master, which boasts a soaring cathedral ceiling, oversized master bath with custom tile floors, and a spacious walk-in closet.

Down the hall, with its own vaulted ceiling, is the second bedroom, which though slightly smaller, features its own ensuite bathroom, plenty of closet space, and the same high-quality crown moldings and other woodwork touches as the rest of the house.

Located on a nearly 4,000 square-foot lot, the rest of the grounds are equally impressive. The rear and side yards offer plenty of space for dining and entertaining, and the custom, heated pool, with Pebble Tec surfacing and lush mature landscaping make this the perfect outdoor space to enjoy Key West's wonderful year-round weather in. There is also plenty of off-street parking.

A decent-sized storage shed is also located in the rear of the home.

Though this neighborhood, which includes Tennessee Williams' famous former residence, is as quiet and neighborly as any on the island, it's also conveniently located just minutes

from the White Street commercial corridor, beaches, tennis courts, and even a neighborhood grocery store.

Don't miss the opportunity to graft your own island memories on this memorable and deluxe Key West residence. Schedule an appointment to see this beautiful home today!

This home is being offered for just \$1,495,000.

For more information, or to schedule a showing, call listing agent/broker Roger Washburn, of Island and Resort Realty Key West, at 954-303-8701, or email roger_washburn@bellsouth.net keyscribe@aol.com

The husband-and-wife team of Jon and Janine Seibert

BY TERRY SCHMIDA
KONK LIFE REAL ESTATE EDITOR

For Key Westers Jon and Janine Seibert, selling real estate is a family affair.

The two Realtors moved to the Southernmost City from the snowy plains of Iowa six years ago, and have since made a name for themselves working as a partnership out of the offices of Century 21, Schwartz Realty.

With the Seiberts, you get two full time Realtors working on your behalf.

“We both work on all aspects of the deal,” Janine said, “I guess if there is a division of labor, I tend to concentrate more on the organizational and marketing aspects of what we do, while Jon is a great negotiator. But we work hand-in-hand on everything we do.”

Both Seiberts bring a wealth of knowledge and experience to the job.

Janine has worked in the field for more than 25 years, and is a licensed Realtor in both Florida and Iowa. She has achieved the coveted Certified Residential Specialist status, and is a past owner of her own real estate firm. She is an award-winning sales associate, and has earned the President’s award, Gold Achievement Award, Top Listing and Sales Awards, Century 21 Emerald Award, and numerous other designations during her career.

Jon is a licensed Realtor in Florida, Iowa and Arizona, and values hard work and fair play in his business dealings. An award-winning agent



Janine and Jon Seibert. Photo Contributed.

with 34 years of experience, Jon has participated in thousands of transactions over the years, and has attained a level of experience rarely matched in the industry.

In Key West, both the Seiberts have found a personal and professional home.

“I enjoy the history of Key West, and all the historic homes, which are a contrast from the real estate for sale in Iowa,” Jon said. “Also, I enjoy the fact that Key West is a vacation town, and we get to meet

and work with people from all over the globe.”

“One of my favorite aspects of selling property in Key West and the Lower Keys is the delight of discovering what is behind the hedges and fences of the homes we show, and the fact that no two homes are ever the same”, Janine said. “I love the look on a buyer’s face when we have found their new home”.

When they’re not working, both Seiberts take full advantage of the benefits of days-off in Key West.

“I enjoy ‘yard therapy’ since the plant life is very different from the Midwest,” Jon said. “Boating and spending time exploring the reef and sandbars is one of my favorite hobbies.”

For Janine, the climate is also a big draw.

“I enjoy the fact that I can take advantage of the weather and my love for running and biking every day of the year,” she said. “Completing 19 half-marathons and numerous other runs and duathalons, has been my hobby for the past several years”

On the civic side, the couple supports many organizations in Key West. The Seiberts have sponsored or supported the past four Fantasy Fest King, Queen, Duke and Duchess candidates, are active in the Business Guild, Cooking with Love, Girls Night Out, and the Southernmost Coconut Castaways.

“We also enjoy entertaining our many visitors from the snowy north,” Jon said.

For more information, or to view Jon and Janine Seibert’s listings, visit their office at 211 Simonton Street, call 305-433-0552, or contact them at jjseiberts@gmail.com

keysscribe@aol.com

KONK LIFE'S REAL ESTATE in the KEYS

A charming, two-unit estate with investment potential galore

BY TERRY SCHMIDA
KONK LIFE REAL ESTATE EDITOR

It's not often that you'll find a property in Key West that combines unbeatable location, the investment income potential of two legal units, as well as the charm of a custom-built, hacienda-style home.

The property at 215 Whitehead St., located right next to the world-famous Audubon House & Tropical Gardens, has all of the above.

Constructed in 1938, the sturdy, concrete block constructed main house was built in the style of a Spanish villa, with tile floors, high ceilings, and stucco exterior. Arched doorways and plenty of varnished wood surfaces complete the Old World look.

This charming and intriguing house is (currently configured as) a two-bedroom, two-bath, with a large living room, high cathedral ceiling and a fireplace. Not long after its construction it



This lovely home is located in the heart of Old Town. Photo contributed

was the home of Robert S. Allen, the anonymous co-author of the famous Washington Merry-Go-Round column, and a decorated colonel in the U.S. Army.

Though the feel of this gorgeous house continues on into the kitchen,

there's nothing Old World about the modern conveniences. Top-of-the-line stainless steel appliances and recently installed granite counter tops make the gourmet kitchen a joy to cook in. There's plenty of cabinet/storage and counter space, and the

room is infused with natural light.

The nearby dining area, also bathed in natural light, is the perfect place for a Key West dinner party, which could spill through the two sets of French doors leading to the outdoor area.

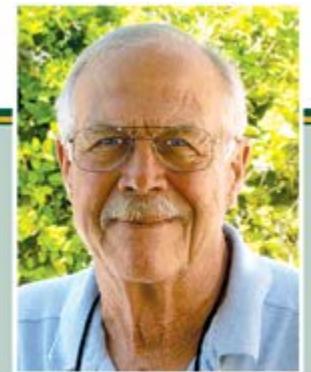
Remarkable for Old Town, the 4539 square foot property includes a spacious rear yard and mature landscaping with plenty of privacy, as well as a large, L-shaped heated swimming pool. The shaded sitting area is tailor-made for a barbecue party, or just whiling away the balmy days with a drink and a crossword puzzle.

The quaint rear guest cottage, a separate legal unit, has a private access, and is larger than many Key West houses and apartments. This open-concept studio configuration features a kitchen, full bathroom, and two entrances, including one that opens right on to the shared pool.

This second unit creates a world of investment possibilities, as well as en-

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KONK LIFE'S REAL ESTATE in the KEYS



The spacious living room has soaring cathedral ceilings. *Photo contributed*



There's Old World charm galore in every room of this house. *Photo contributed*



Two sets of French doors lead from the dining area to the rear yard. *Photo contributed*



The remodeled kitchen has plenty of storage space, and natural light. *Photo contributed*

abling the owner of the home to live in one, while renting out the other, for extra income. In total, the property has 1624 square feet of air conditioned living area.

The location, is just steps away from Key West's most popular muse-

ums, theaters, bars and eateries, would make this residence easy to rent at any time of year!

Throw in the three off-street parking spaces, which is unheard of on popular streets such as Lower Whitehead, and you have the perfect place to

live or rent – or both.

So, make a plan today to come and see this fabulous property, located in the heart of Old Town, and yet a world away behind the white picket gate. This one won't last long!

The two-unit estate at 215 Whitehead

St. is being offered at just \$1,750,000.

For more information, or to arrange a showing, contact Listing Agent/ Broker Associate Camille Toler, of the K Company Realty, at 305-619-0575, or by email at camilletoler@comcast.net keysscribe@aol.com

KONK LIFE'S FEATURED HOMES



*Two-House
Income Property
at the Center of Key West*



1

2229 Seidenberg Avenue

TWO HOMES, 2 bedroom / 1 bath *EACH*, in excellent condition with beautiful recent upgrades, on 5,000 foot fully fenced lot. Each has private outdoor area and off-street parking. Both make excellent rental units. *Total 2018 rent over \$68,000.* **\$715,000**



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2

HURRICANE SHUTTERS OF KEY WEST

Great Business Opportunity

Hurricane Shutters of Key West is a great business opportunity. Nearly 30 years in business with same owner/operator who is retiring. Residential and commercial shutter sales from Key West to Marathon. Licensed to install flood barriers in Monroe County & City of Key West. Gross income increased after Irma and expected to grow as demand for professional shutter installation remains strong. Equally important is the money saved on windstorm insurance with rated storm shutters. Owner leases workshop at 5603 3rd Ave on Stock Island. \$1350/mon 1200 sq feet. Not much equipment is required but included. Owner will stay on to train and offer on-going consultation.



Price \$250,000

6800 Maloney #17

See Map

3

Make your home in Harbor Shores, a clean quaint community minutes to downtown Key West! At Harbor Shores, you own your lot and unit. This neighborhood has water access, and if you are a boater dockage is offered for a minimal charge. Enjoy 920 square feet, updated kitchen, new windows and low monthly association fees. This is an attractive, affordable winter get away ready for your personal touches, or a fine investment property. Don't delay, call today to see this home.



\$229,000



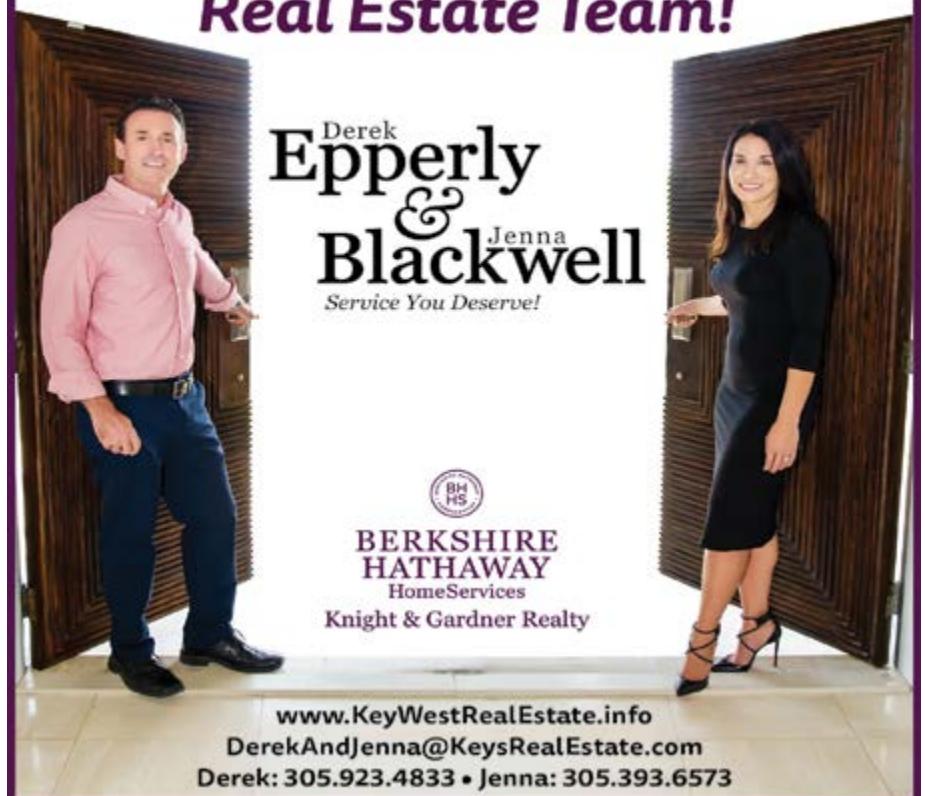
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The good-sized master bedroom has an ensuite bathroom.
Photo contributed



A legal second unit and heated swimming pool make this residence a great investment property. Photo contributed



The second unit is set up studio style, with a kitchen and full bathroom.
Photo contributed

FEATURED HOMES

Providing Answers for Key West Property Owners and Buyers

- <http://www.parcerealestatekeywest.com>
- Old Town Home Sales in January begin 2019 with a Bang
- Sales and Use Tax Funds Scholarships for Disadvantaged Students
- Moneycorp is the Gold Standard for International Currency Exchange
- Old Town Home Sales End of Year 2018 Report
- <https://www.facebook.com/ParceRealEstateKeyWest>



RE/MAX
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John Parce
Realtor
305.942.1040

109 Front St., #214, Key West

See Map

4



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REALTOR®

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Integrity...
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This Harbour Place condo is now available for purchase for the first time in over 20 years. With over 2400 sq. ft. of air conditioned living space and 3 bedrooms (including a huge master suite) and 2-1/2 bathrooms this unit is not to be missed. See endless Key West sunsets from one of two decks and the kitchen as well as the living and dining rooms. Includes two covered parking spaces, a waterfront pool, large rooms and weekly rental availability. **\$2,900,000**

Spectacular Waterfront Condo at Harbour Place



kw Key West
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201 Front St. Suite 101, Key West, FL 33040

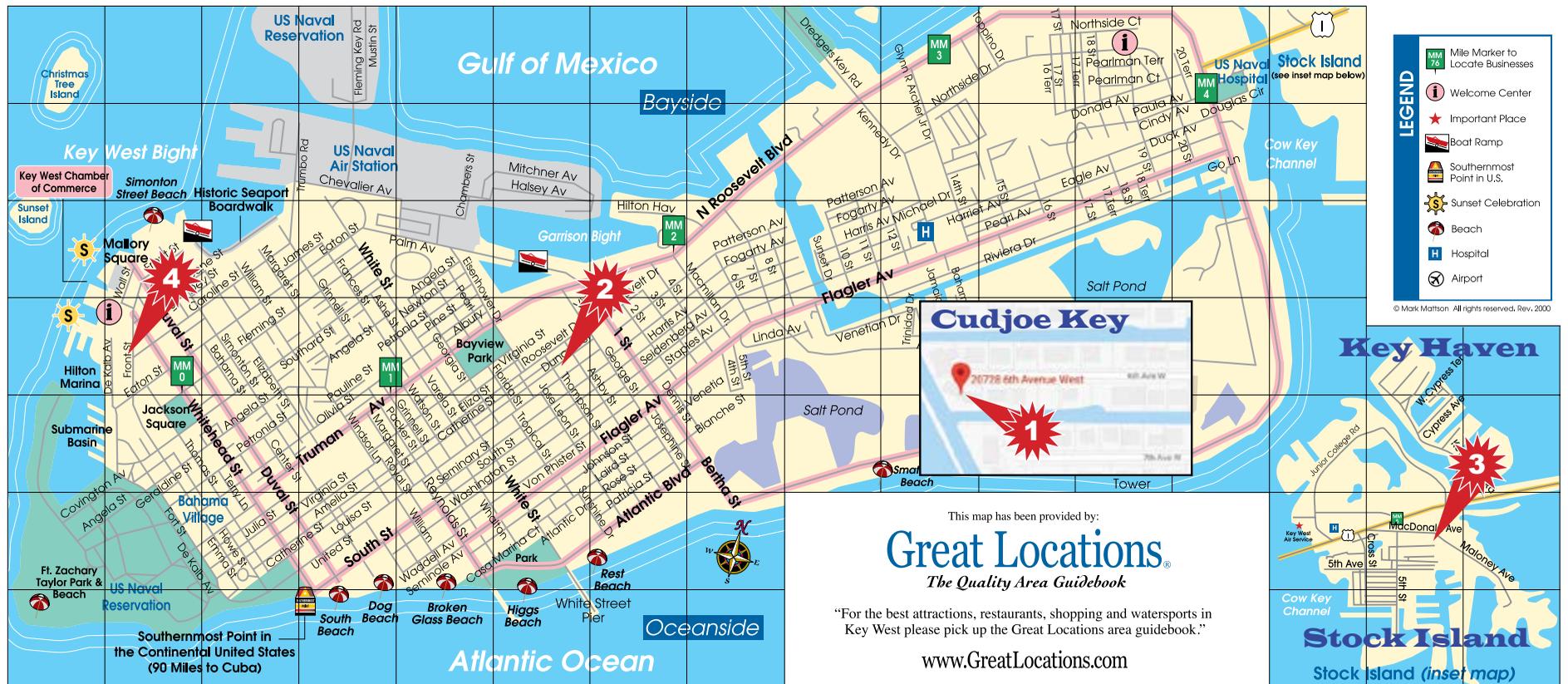
MIKE CARON

Cell: (508) 269-8565 • Office: (305) 296-7078

Email: mike@caronkeywest.com

KONK LIFE'S FEATURED HOMES

Featured Home Locations



Featured Homes — Viewed by Appointment

Map #	Address	#BR/BA	Listing Agent	Phone Number
1	20728 W. 6th Ave, Cudjoe Key	4BR/3BA	ChelleBe Blades, Realty Executives Key West Sandra Tuttle, American Caribbean Real Estate	305-394-4750 305-923-9161
2	1604 Duncan St., Key West	1BR/1BA	Michelle Clauson Kirby, ReMax Keys Connection	305-849-1276
3	6800 Maloney #17	2BR/1BA	Jon Seibert, Century 21 Schwartz Realty Janine Seibert, Century 21 Schwartz Realty	305-433-0552 305-433-1911
4	109 Front St., #214, Key West	3BR/2.5BA	Mike Caron, Keller Williams Key West Compass Realty	508-269-8565 305-296-7078



Key West Association of REALTORS®

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Listing Office	Selling Office	Sold Date	List Price	Sold Price	Street #	Street Name	Year Built	Style	Total Beds	Wtrfrnt	MM
Key West											
BHHS Knight & Gardner Realty	Truman & Co.	02/01/19	\$6,75,000.00	\$6,50,000.00	2601	Roosevelt Blvd, #311A	1967	Condo	3	Yes	3
BHHS Knight & Gardner Realty	Vacasa Florida	02/01/19	\$3,49,000.00	\$3,35,000.00	3930	Roosevelt Blvd, #209N	1991	Condo	2	No	3
BHHS Knight & Gardner Realty	Coastal Collection Real Estate Inc.	04/01/19	\$6,85,000.00	\$6,58,000.00	1619	Venetian	1971	Single Fam	3	Yes	3
BHHS Knight & Gardner Realty	Key West Realty	02/01/19	\$5,50,000.00	\$4,75,000.00	1026	Whitehead St	1938	Single Fam	2	No	1
BHHS Knight & Gardner Realty	Last Key Realty	03/01/19	\$22,99,000.00	\$22,00,000.00	125	Simonton St	2017	Townhouse	3	No	1
BHHS Knight & Gardner Realty	BHHS Knight & Gardner Realty	03/01/19	\$6,35,000.00	\$6,30,000.00	1110	Olivia St	1938	Single Fam	1	No	1
Key West Realty	Key West Realty	03/01/19	\$5,99,000.00	\$5,99,000.00	617	Fleming St	1929	Condo	1	No	1
Truman & Co.	Ocean Sotheby's International	04/01/19	\$26,50,000.00	\$24,00,000.00	925	Fleming St	1890	Single Fam	3	No	1
Century 21 Schwartz	BHHS Knight & Gardner Realty	07/01/19	\$5,69,000.00	\$5,48,000.00	916	White St	1933	Single Fam	2	No	1
Coldwell Banker Schmitt	Coldwell Banker Schmitt	07/01/19	\$7,49,900.00	\$7,25,000.00	1217	Varela St	1963	Single Fam	2	No	1
BHHS Knight & Gardner Realty	BHHS Knight & Gardner Realty	03/01/19	\$13,75,000.00	\$13,75,000.00	1323	Whitehead St	1943	Single Fam	0	No	0
BHHS Knight & Gardner Realty	Tropical Properties RE	15/01/19	\$2,75,000.00	\$2,75,000.00	3312	Northside Dr, #508	1980	Condo	2	No	3
Coldwell Banker Schmitt	Conch Realty	22/01/19	\$5,99,000.00	\$5,75,000.00	3401	Riviera	1958	Single Fam	4	No	3
BHHS Knight & Gardner Realty	Key West Luxury Real Estate	16/01/19	\$4,85,000.00	\$4,62,500.00	816	South St, #4	1958	Condo	1	No	1
Royal Palms Realty	Truman & Co.	18/01/19	\$21,78,000.00	\$21,50,000.00	716	Duval	1933	Single Fam	3	No	1

Based on information from the KWAR MLS for January 9th, 2019 thru January 23rd, 2019

KONKLife

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for more information,
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\$125.00 per week

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