



José María "Chepe" Serrano, CCIM
2019 Chairman of the Board
MIAMI Association of REALTORS®

Miami is the 8th-Best Large City in the United States

Miami is the eighth-best large city in the United States, according to a recent study by Resonance Consultancy. The ranking is just the latest recognition for America's youngest major city that boasts a strong real estate market.

The ranking is based on six main categories: Place, product, programming, people, prosperity and promotion. Miami performed well in each category.

Miami, which boasts the largest financial center south of New York City, is among 20 U.S. cities being considered for Amazon's second headquarters. Hedge funds and corporations are also moving to Miami after the tax reform last year that penalizes residents in high tax states. Florida has no state income tax.

Miami has a multicultural, multilingual community. Miami is home to more residents born in another country than anywhere else in the U.S.

Miami is also a center for art and design. The New World Symphony Center, the Adrienne Arsht Center for the Performing Arts, Frost Science and more cultural institutions are based in Miami.

Downtown Miami is America's fourth-fastest growing neighborhood, according to a 2017 Realtor.com analysis. Realtor.com looked at places where job opportunities abound, new households are forming, and new homes are being built to meet the growing demand.

A growing population of young professionals are living, working, and playing in downtown, which today boasts the highest concentration of cultural institutions in the Southeast and almost 400 restaurants and bars.

A look at the top large cities, according to Resonance Consultancy:

- | | |
|------------------|-----------------|
| 1. New York | 6. San Diego |
| 2. Chicago | 7. Houston |
| 3. Los Angeles | 8. Miami |
| 4. San Francisco | 9. Seattle |
| 5. Las Vegas | 10. Boston |

José María "Chepe" Serrano, CCIM
New Miami Realty Corp.
(305) 635-5000
jserrano@newmiamiirealty.com

SouthFloridaOpenHouseSearch.com

Find your perfect home...

Search hundreds of Open Houses every weekend!
See photos, features & details in English, Spanish or Portuguese



Go to **SouthFloridaOpenHouseSearch.com**

DESIGN AND DECOR

Curtains, drapes, shutters, blinds ... the options are seemingly endless

BY JOSEPH PUBILLONES
Creators Syndicate

Windows are considered to be the eyes of a home. Through them, we can see a framed view of the outside world, and when we are outside looking in, they offer us a glimpse of the daily goings-on of life. Some windows require no treatment due to a spectacular view, and yet other windows require some sort of treatment, either for privacy reasons or to protect the interiors from the intense rays of the sun. There are many types of window treatments for addressing issues of privacy, sun protection and aesthetics, too.

Most of us are familiar with curtains or drapes. People often use the terms invariably, however, there is a difference. Curtains are generally made with lighter fabrics and are not intended to protect against sunlight. They are mainly for privacy and aesthetics. Drapes, on the other hand, are usually lined and meant to block out light. As for aesthetics, depending on where you live and the type of decor you have, drapes can be made of velvet, silk, cotton, linen and even synthetic fabrics. Curtains and drapes can be simple and demure or as fancy as a ball gown. (Remember in "Gone with the Wind," when Scarlett O'Hara has her dress made from fancy drapes?)

Shutters are another viable option for window treatments. This treatment gives an architectural flair to any room, as it reinforces the openings and



There are many types of window treatments for addressing issues of privacy, sun protection and aesthetics.

becomes part of the millwork. Although generally painted white, wood shutters can be stained to match the millwork and, in certain instances, painted to contrast in color. Sometimes shutters can be divided in two, with closed panels on the bottom for privacy but open ones on top to allow light to come in to your space.

Blinds are quite common and useful. They can provide privacy and also mitigate the sunlight due to their adjustable blades. These come in a variety of materials, from wood to vinyl to aluminum, and a variety of sizes, from 2 inches to a mini blind, which has 3/4-inch blades.

Similar to shutters, blinds are often associated with traditional architecture. Vertical blinds came about during the 1970s in response to the many sliding glass doors of modern architecture.

Then there are those who prefer shades. Shades offer a more contemporary style to any interior because when they are rolled up, they are out of sight. There are shades made of vinyl which are meant to block out or filter light and even some that are considered blackout, which block all light (great for sleeping in on a sunny morning). Light-filtering shades can be made of woven vinyl fabric or a light sheer fab-

ric. Yet another variation of shades is translucent shades. Made from opaque paper or nylon, these shades stack like horizontal blinds, yet allow in a copious amount of light.

Surely, there are many more styles of window treatments. There is no wrong type of treatments, as long as they ultimately do their job in concealing your home and controlling the light.

Joseph Pubillones is the owner of Joseph Pubillones Interiors, an award-winning interior design firm based in Palm Beach, Florida. His website is www.josephpubillones.com

Real Estate

To advertise, please call 866-860-6000 or visit miamiherald.com/classifieds

REAL ESTATE FOR SALE & RENT

HOMES FOR SALE

HOMES FOR SALE MIAMI-DADE



MIAMI US Treasury Dept. Auction - Bid Online Thurs. 5/10 at 10 AM. 231 NW 57th St., 1,546 sq. ft. residential duplex w/working. The front unit is 730 sq. ft. w/2BR, 1BA, kitchen, living & dining area. The 816 sq. ft. rear unit has 3BR, 1BA, kitchen, living & dining area. Will be sold w/tenants in place. Both units are leased w/total rental income of \$2,200 a month. OPEN: Sat. 4/27 & 5/4 from 1-4PM. <https://www.treasury.gov/auctions/treasury/rp> Open: Apr 27 & May 4 1:00-4:00 PM 703-273-7373 nrobbins@cwsams.com



MIAMI US Treasury Dept. Auction - Bid Online Thurs. 5/10 at 10:30. 249 NE 55th Terrace, 1,873 sq. ft. triplex w/parking, detached garage/storage, fence. Two 936 sq. ft. units w/2BR, 1BA, kitchen, living rm, dining rm, family rm each. 3rd studio-style Apt unit w/1BA & is leased. Will be sold w/tenants in place. 2 of 3 units are leased w/ monthly rental income of \$1,495. OPEN: Sat. 4/27 & 5/4, from 1-4. www.treas.gov/auctions/treasury/rp 4 BR/3 BA, 1,873 sq. ft. Open house Apr 27 1:00-4:00 703-273-7373



OPEN HOUSE SAT 12-2 PM
7900 Old Cutler Road
Coral Gables, 3/3.5
Pool Home \$1,297,500
3,101 SF on a 10,146 SF Lot
Corner of Viznar just N of Davis Road
Josie C. Alvarez, Realtor
305-951-3055
Compas/GMI - Abella Group

HOMES FOR SALE MISC

3800 sf home on 5 secluded acres 10 min from I-95 and turnpike in palm city see on Zillow type in address for pictures and video of this two story home in a oak hammock setting 3 BR/3 BA 217,800 sf 722-283-1006 mikegrannemann@gmail.com

ON LAKE JUNE! Lake Placid, FL 3 BR/2 BA 1,876 sq ft \$275,000 Open house Apr 27 1:00 pm- 3:00 pm 239-272-2212 momoftwinsmandm@aol.com

Looking for your perfect SF home?
We've got you covered.
MiamiHerald.com/RealEstate

HOMES FOR SALE

HOMES FOR SALE MIAMI-DADE



Totally Updated Coral Gables waterfront Peninsula Home, 13000 Zambra St, Coral Gables 33156. One of the largest lots, 250' waterfront \$3,090,000. 2-Story/5B/4B, 2 car gar., 3,200sf. Top-of-line features, impact windows. New Roof, heated pool, Jacuzzi. Owner/broker: 305-439-9581

TOWNHOMES FOR SALE

TOWNHOMES FOR SALE MIAMI-DADE

CENTURY VILLAGE

Beautiful Town House for sale
4 BR/2.5 BA 2 car gar. GM Rity
Call Mr Mejido 786-303-3183

LOTS FOR SALE

PRIVATE AIRSTRIP. S. Carolina. 3300ft x150ft grass strip. Gilbert near Columbia. \$95,000. Call: 305-858-0014
email: athorhaug@msn.com

MISC. FOR SALE



5 ACRE MOUNTAINTOP High Elevation. Fancy Gap Retreat w/ Amazing Views, 800 ft on Beautiful Cascading stream. Overlooking BlueRidge Parkway! Sacrifice Payoff Price \$18,000! Call! 828-202-1833



MONEY TO LEND! FHA/VA LOAN LOW DOWN 3.5% CREDIT SCORE 580 OK, REVERSE-MTG-NO-MONTHLY-MTG PYMT (AGE62+), BANK-STMTS-ONLY-NO-TAX-RETURNS-BANKRPT/CYRCL OK HOLLYWOOD-MTG-LLC-NMLS#371185 CYNIL-NADUPARAMBIL#1548352 5600NW102AVE, SUNRISE 954-489-8443

HOMES FOR RENT MIAMI-DADE

CORAL GABLES AREA 2 Bedroom House \$1,450 * 305-460-3203*

HOUSE FOR Rent 4 bd/2bth Big House \$200,600 Westchester adeg 10701 SW 28th St 33165 305-519-6088 or 786-389-2394

HOMES FOR RENT MISC

SALE BY Owner Homestead 4b/2.5b 2 Story w/Garage, Lake Front. \$255K or Rent w/ Opt. to buy. Owner Financing Call 305-798-7817

CONDOS FOR RENT

CONDOS FOR RENT MIAMI-DADE

1 & 2 BLOCK FROM BEACH
STUDIO \$1,100 74ST & HARDING
1BATH/1BED * 1,350 305-796-1153
786-359-2341

2/2.5 HIALEAH TOWNHOUSE \$1,500 (utilities not included). Need Association's approval. (good Credit). 305-781-1398 emerin@gmail.com

2/2 SPACIOUS APARTMENT
Spacious and clean 2/2 Apt with washer and dryer in unit. Centrally located of SW 127 Ave and 56 St (Miller Dr.) No Pets Allowed! First mth & Security Deposit required. \$1,650 mthly 305-332-0069
yoelsytrujillo@yahoo.com



CALL NOW!
AFFORDABLE SENIOR HOUSING IN MIAMI, FL MONTHLY \$412 TO \$216 CALL 866-473-3198
New Affordable Senior Rental Housing for Active Seniors Ages 62+ Call Today: 866-473-3198 Visit: www.tuscanycove1.com Email: thecove@tpincmiami.net

CONDOS FOR RENT

CONDOS FOR RENT MIAMI-DADE

APARTMENT FOR RENT 2710W 765th/102 Cuartos 2-1/2Banos \$1,350 Oscar 678-300-9537

BRICKELL Studios starting at \$1,500.00 and/or 2/2's starting at \$2,000.00, water or city view, utilities, parking and amenities included. Call Brickell Inv. Realty 305 372-0114

Coral Gables Apt 1/1 \$1000. gated bldg, prkg, pool no pet 786-356-5614 - 305-443-3196
Coral Gables Apt 2/1 \$1300. gated bldg, prkg, pool, no pet 786-356-5614 - 305-443-3196

DADELAND AREA. 1/1 APT FOR RENT



Kingston Square gated community. 1/1 800 sq ft. Swimming pool, gym. Beautiful landscape. Plenty of parking. Totally remodeled. 1450.00\$ per month. 305-582-7144

DETACHED APARTMENT MIAMI SPRINGS Electricity, A/C, Water and Parking included, \$800+deposit; Call 305.519.7176

HIALEAH APARTMENT 3/1\$1550 925 W 30 St Rear, incluye agua y basura, a/c nuevo, patio, two parques Gary 305-298-8429 305-613-5719 voicemail

CONDOS FOR RENT

CONDOS FOR RENT MIAMI-DADE

KEY BISCAYNE 2/2 great views Washer dryer, best schools, yearly, remodeled, walk to beach, G Botofo Fortune RE \$2,600 786-357-2835

MIA/Little Havana 1/1 - \$1075 Parking, hi-views, gated, balcony, 305-545-6619

ATTENTION!
NORTH MIAMI BEACH SKYLAKE 1 & 2 BED APTS from \$1,195 . Close to SkyLake Public and Aventura Mall, Aida 305/792-0087 or Barb 786-287-7676 info@dmpropertygroup.com

TOWNHOMES FOR RENT MIAMI-DADE

GABLES DUPLEX JEWEL Location! 2 Bdr/updated bth, wood floors, driveway, private garden \$1,800 305-496-8295 alviciana@gmail.com

KENDALL T/H FOR RENT KENDALL LAKES, T/H BRAND NEW KITCHEN, TILE 1ST FLOOR, CARPET IN B/ROOMS. WASHER/DRYER. POOL. FIRST, LAST + SECURITY DEP. NO PETS- \$1,600 305-458-8614

Townhouse for rent 3bd 2.5 bath, located at Century Park Condo, Flager & 89th ave \$200,100/mo 305-335-9862

Coral Gables, studio/cottage

\$1,250 includes utilities, internet & cable. ☎305-431-6866

SALES RENTALS COMMERCIAL

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE FOR RENT

COMMERCIAL REAL ESTATE FOR RENT - INDUSTRIAL/WAREHOUSE

AIRPORT/Palmetto Warehouses For Rent

NW 58 St to 74 St Area
Free Rent until May 31st, 2019

STREET LEVEL

1250, 1350, 1500, 1800
2500, 3600, 4400 Sq Ft

DOCK & DOCK/RAMP

2100, 2500, 3300, 3500, 3600
4200, 5000, 6600, 9685 & up

Lrg Offices & Ample Parking
Rental Office 8190 NW 66 St
www.caribenational.com
Caribe National Realty Corp.
305-593-0587 Realtor

LEASE WAREHOUSES HIALEAH

\$11.66-12.37PSF - 2,698-3,000SF
delia@thelopezcompanies.com

Offices/Storefront

Free Rent until May 31st 2019

4315 NW 7 ST

Retail/Storefront
• 750sf \$1500 • 1600sf \$3000

• 480sf \$800 • 500 sf \$850

Restaurant
• 1,139sf, \$25K \$2,950 Rent

Storage Space
• Various Sizes Avail

2255 SW 32 AVE

Retail/Storefront
2nd Floor • 1440 SF \$2,150

All incl RENT, CAM, TAX
www.caribenational.com
Caribe National Realty Corp.
305-593-0587 Realtor

COMMERCIAL REAL ESTATE FOR RENT - STORES/OFFICES

GREAT RETAIL SPACE FOR LEASE

\$17.50-\$23.00 PSF-1440-1825
SF delia@thelopezcompanies 821-2562

COMMERCIAL REAL ESTATE FOR RENT - INDUSTRIAL/WAREHOUSE

★ ★ ★ ★ ★

AIRPORT - NW 58 ST

WAREHOUSE-RENT

Warehouse & office
complex Lease 1200, 1800,

2500, 3300, 4200, 5000,

6000, 6600, 8500 sq ft up

Street or Dock
FREE RENT TIL MAY 30TH, 2019

Rental Off. - 8400 NW 66 St.

305-591-1647

COMMERCIAL REAL ESTATE FOR RENT - STORES/OFFICES

NW DADE WAREHOUSES

\$99 moves you in!

1,000, 1,500, **2,200, 3,000,**

5,000, 9,600 **Sq Ft UNITS.**

FROM \$583/ Month.

Near I-95, Turnpike & 826
305-687-9666

miamiwarehouse rentals.com
also climate controlled
storage starting @ \$29/mo.

Oasis By The Bay

MARATHON, FLORIDA

Prime Waterfront Development Opportunity
2 +/- Acres and 1.94 +/- Acres of Bay Bottom

SELLING AT ONLINE AUCTION

Auction Opens May 7th at 9 am ET
Auction Closes May 9th at 1 pm ET

- This desirable property features 2.02 +/- acres and 1.94 +/- acres of bay bottom land excellent for boat dockage, with 395 +/- ft of shoreline along the Florida Bay
- Gulf-front land including 15 Residential TBRs and 5,220 sf of Commercial TBRs
- Convenient to parks, shopping, restaurants and abundant recreational opportunities with a new hospital nearby - Just a short drive to Key West and only two hours to Miami

BROKERS WELCOME - UP TO 2% COMMISSION
For property and auction details
800-558-5464 | auctioninfo@jpkimg.com
www.auctiondetails.net

J. P. KING

J.P. King Auction Company, Inc., licensed Florida Real Estate Broker #1011371; Margaret Segrest, Broker #86432361; J.P. King Auction Company, Inc., A/B199; Jerry Craig King, #AU2886; 10% Buyer's Premium