



# Childers

# Sotheby's

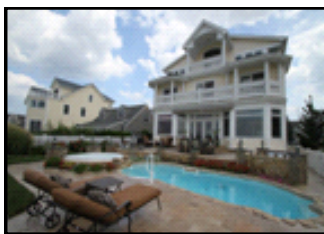
## INTERNATIONAL REALTY

### BRICK RIVERFRONT



Stunning Metedeconk riverfront 5 bedroom, 3 bath Custom home offers panoramic views & the much desired privacy of waterfront living on a 75 ft. x 220 ft. lot. The recently renovated, freshly painted, mint custom interior features a new kitchen, new 1<sup>st</sup> floor bath, plus a master suite w/2 walk-in closets, large bath & private entrance to sun deck. Lush landscaping, heated pool, covered deck, 2-car garage & 2 bedroom Guest Cottage.

**Proudly offered at  
\$1,325,000**



Magnificent riverfront home offers 3 levels of spacious elegance and unsurpassed panoramic river views. Superior craftsmanship is evident in every amenity throughout this 5 bedroom, 4.5 bath custom home. Features include majestic entry foyer, gourmet kitchen, open floor plan, inlaid wood floors, decorative molding, 9 ft. ceilings, stone fireplace & elevator. Exterior boasts Travertine driveway, fiberglass pool/spa, kitchen & dock with boat lift.

**Proudly offered at  
\$1,200,000**

## 2013 Market Update

We receive several inquiries daily from people who are interested in what is going on in the Real Estate market. Each day brings new knowledge, but it is very evident that the strong market of 2012 is continuing into 2013. This positive trend seems to exist across all spectrums: from non-damaged to moderately damaged to heavily damaged homes, and appears to affect all price ranges as well. Another plus is that interest rates continue to remain at historic lows.

Childers Sotheby's International Realty has been serving the local Jersey Shore area since 1980. We currently have more than fifty full-time sales associates with a total of five offices located in the towns of Point Pleasant Beach, Bay Head, Normandy Beach, Lavallette and Seaside Park. Our agents possess an intimate knowledge of the local market and specialize in homes of distinction.

Lee Childers received an invitation to join the Sotheby's International Realty network six years ago. Affiliations in the So-



theby's International Realty system are granted only to brokerages able to meet strict qualifications. The decision to join proved to be a correct one, as Childers Sotheby's International Realty has experienced a significant growth in market share.

Our affiliation with Sotheby's International Realty enables us to have an extensive internet presence, as well as access to the finest marketing materials available in our industry.

[www.ChildersSIR.com](http://www.ChildersSIR.com)

## About Sotheby's International Realty

Since the founding of the Sotheby's Auction House in 1744, the Sotheby's name has earned renown as a marketer for many of the world's most valuable and prestigious possessions. The Sotheby's International Realty organization began in 1976, in part to serve clients desiring a complete package of estate disposition services, and soon became known for representing extraordinary real estate throughout the world.

The successful marketing of any home requires uncommon knowledge and resources. At Childers Sotheby's International Realty you will find professional representatives who have experience marketing exceptional homes. Our sales associates understand that a home, regardless of its price range, reflects the incalculable value of the lives within.

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INTERNATIONAL REALTY

**Childers Sotheby's International Realty**  
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**Point Pleasant Beach, NJ 08742**  
**732-714-7900**

SERVING OCEAN & MONMOUTH COUNTIES  
- SINCE 1980 -

[www.ChildersSIR.com](http://www.ChildersSIR.com)

Each office is independently owned and operated.

## **SOTHEBY'S INTERNATIONAL REALTY INTRODUCES A NEW LUXURY WATERFRONT WEBSITE**

Childers Sotheby's International Realty is pleased to announce the Sotheby's International Realty brand's recent launch of a waterfront specialty market website. This specialized website, which can be found at [waterfrontpropertytir.com](http://waterfrontpropertytir.com), provides detailed waterfront lifestyle and listing information and resources. The website enables buyers and sellers to search for the finest properties in this segment and covers a full spectrum of lifestyle types and properties including: ocean and beach, riverfront, lakefront, island and boating.

Clients with homes that cater to these waterfront lifestyles will enjoy this added avenue of exposure. No other real estate company can bring together this level of comprehensive detail on a global basis.

The Sotheby's International Realty network has more than 12,000 sales associates, located in approximately 625 offices, in 44 countries and territories worldwide.

Visit: [www.waterfrontpropertytir.com](http://www.waterfrontpropertytir.com)

## **SHORE AREA MARKET PENETRATION COMPARISON HOMES SOLD FOR OVER \$1,000,000**

Statistics taken from the Monmouth/Ocean Multiple Listing Service on January 30, 2013  
(Dollar volume reflects both listing and selling companies - Ocean County)

<u>January 1, 2012 to January 30, 2013</u>	<u>Total Sales Volume</u>	<u># Sides</u> <small>(Listing Side or Selling Side)</small>
Childers Sotheby's International Realty	\$53,902,500	26.0
Van Sciver Realtors	\$43,972,500	19.5
Diane Turton Realtors	\$41,807,500	23.0
Weichert Realtors	\$18,185,188	11.0
Donnelly Real Estate	\$15,814,000	7.0
Gloria Nilson Realtors, Real Living	\$11,011,688	8.0
Clayton & Clayton Realtors	\$7,776,490	4.0