

Making Your Real Estate *Dreams* a Reality

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ELDORADO TOWERS NEWS
September, 2008
Provided by Realtor, Deena Landsman



Current Status of Restoration Project (Weather Permitting)

Balconies:

- Demolition Phase is near completion for the fronts of Buildings 4 and 3.
- Demolition has begun on the back of Building 4, and will begin on the back of Building 3, September 15th (weather permitting).
- Waterproofing and stucco repairs will commence following demolition.

Railings:

- Installation of railings will begin in November (approximately) and completion expected by Christmas time on front of Buildings 4 and 3.
- Testing Stage of glass and railings being conducted by Fenestration Finishing Lab. Testing criteria for sustain wind calculations, metal gauge, glass thickness.
- Permit Approval Process: City of Aventura must approve testing of materials and permits prior to manufacture of railings. Permit approval due approx. 2nd week in Sept.
- Fabricators, Richard Metal Works, have ordered railing materials and awaiting City approval for manufacture.
- National will install railings and be supervised by manufacturer and engineers.
- Porcelain tile will be selected and installed on balconies after railings in place. To be non-slip, non-rectified, 20x20. Selection to be determined.
- Owners wishing to purchase their own tile need to notify ETCA and have the contractor approve a sample of the tile. All tile to be installed by ETCA's contractor. This is to prevent improperly installed tiles which compromise the integrity of the concrete and rusts the rebar.

Painting:

- Exterior of building will be painted white; paint manufacturer is Vinlox.
- Entire exterior of building will be power washed—complete removal of sand and debris—prior to painting; includes track sliders, track windows, windows, slider doors, face of building. Will scrape, reglaze, recaulk.
- To be determined if building is painted first or railings are installed first. Dependent upon City of Aventura approval process and delivery of railings from manufacturer.
- Paint contractor is National.

Interior Hallways:

- New unit doors installed; completion expected 2nd week in Sept., retouching, tweaking.
- New wall coverings to be installed, expected completion is mid-October.
- New carpet to be installed three weeks after wall covering arrives.
- New sconces to be installed after wall covering completed.
- New benches and mirrors on order, to arrive soon.
- Signage in hallways to follow.

*H*aving a goal is one thing, but having the tenacity to pursue your passions and live life to the fullest is what separates the dreamers from the doers. When Deena Landsman commits herself to something, you can bet that she's in it for the long run. Her career as one of the area's leading real estate agents is proof positive of this approach and she works diligently to ensure that her clients' needs are met on every level. If a move is in your future, you owe it to yourself to work with a professional whose level of dedication is unquestionable. That is what made Deena's reputation for *Making Your Dreams a Reality* as real as it gets. Call her today for a free consultation.



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Below are photos I took of the new unit doors and hardware that are currently being installed. I'm enjoying the new look and feel of the design. And, I like the all white interior of the new door inside my apartment.



Additional photos can be found on my website at www.DeenaLandsman.com. Click on the top "Featured Listings" and see "Photo Gallery" at the bottom of the page for more construction photos. Check back for additional pictures as the project moves forward.

COMMENTARY:

When the restoration project is complete, Eldorado will have set itself apart from the "tired look of the past" to a more modern, elegant, clean look of the future, by having selected new glass railings to replace the former screened-in balconies. This multi-million dollar renovation is expected to bring enhanced value and beauty to our buildings.

Over the past two or three years, you will notice that many of the original Aventura condominiums, which were built in the 1970's, have undergone restoration of their balconies; and all of them along Country Club Drive have chosen to keep their original look by reinstalling screened-in terraces. Except Eldorado, who is distinguishing itself by upgrading and modernizing its look by installing seamless glass with non-visible posts and white railings on its balconies. Eldorado's new "21st Century facelift" comes with greater wind-resistant, strong, safe product and will complement in design the other newly built condominiums on Country Club Drive.

The ongoing balcony restoration and hallway renovations are being done most efficiently while simultaneously producing the best product. The approach taken was not "patch work" but top quality construction, at the best price, to insure it will last another 20-30 years. With these quality improvements and stylish design, we expect to see significant increases in property values when the market rebounds.

In future monthly mailings, I promise to send you market updates and discuss other topics of interest. If you have any topic suggestions, please contact me and let me know!

Client Reviews:

"Deena Landsman was extremely knowledgeable about market conditions, amenities and foreseeing our needs now and in the future. We appreciated the fact that she was not pushy but informative and straight forward. Deena was by far the best realtor I have ever dealt with, and being a real estate investor myself for 17 years, I have dealt with many. We highly recommend Deena for anyone who needs a great realtor to handle all their real estate needs".
Mr. & Mrs. Scott Weiss, Chicago, Illinois

"Buying and selling a home is a very emotional time. No one understands this more than Deena Landsman. Deena explained that selling and buying our home is a process. She was always there to guide us through this process. She listened to our needs and worked to achieve our goals."

Dr. & Mrs. Joseph Alexander, Hollywood, Florida



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