



The multi-level building, which is inspired by original outbuildings in coastal fishing villages, offers an open-air meeting space, restaurants and a bar. The signature Redfish Village water tower is near the entrance to the development. (Rendering provided by Looney Ricks Kiss Architects Inc.)



Redfish Village offers commercial space that provides casual dining spots and boutique shopping, plus condominiums in an environment that developers hope will become a local gathering place. (Rendering provided by Looney Ricks Kiss Architects Inc.)

## Residences offered at Redfish Village

When Tom Rymer stood on the second floor of one of the residential condominiums at Redfish Village, what he sought wasn't the usual Gulf view but instead, he looked east toward Big Redfish Lake. Though many buyers look first for that sought-after ebb and flow of the Gulf, for Rymer, a New Orchard Group vice president, the coastal dune lake surrounded by natural vegetation was a bonus he hoped homeowners would come to appreciate.

There are two four-story condominium buildings at Redfish Village being developed by the New Orchard Group. The two- and three-bedroom units range in size from 1,185 square feet to 1,635 square feet and are listed from \$900,000 to \$1.5 million, with four floor plans available. The condos have 10-foot ceilings, granite countertops, hardwood floors and stainless steel appliances. Each unit has a covered parking space and valet parking is provided.

One building combines residential and commercial space, while the other is strictly residential.

Residents will have many opportunities to enjoy the water, as there is an owner's-only beach boardwalk to the Gulf and a dock on the lake. There are also two pools, an amphitheatre, children's play garden and walking and biking trails around the lake.

For more information on Redfish Village: (850) 622-5705 or go to [www.redfishvillage.com](http://www.redfishvillage.com)

## Developer hopes to provide the perfect balance at Redfish Village

By Joyce Owen  
[joyce\\_owen@link.freedom.com](mailto:joyce_owen@link.freedom.com)

With twice the number of businesses that can be accommodated hoping to land a spot at Redfish Village, developers are reviewing each candidate for the correct balance, said Tom Rymer, New Orchard Group's executive vice president of sales and marketing.

New Orchard Group, Redfish Village developers, has a plan to create a gathering place for the neighborhood combining 42,000 square feet of office and retail space with 80 residential condos.

"The developers want this to be a place where people want to come because there are a variety of things to do," Redfish Village sales associate Allen Adams said.

Redfish Village is located on the corner of County Highways 30A and 83 near Blue Mountain Beach, however, the developers took the name from Big Redfish Lake, a coastal dune lake that abuts the property to the west.

"The commercial spaces, which are available for purchase rather than lease, were announced in July," Rymer said.

Retail spaces range between 1,500 and 2,000 square feet and are listed from \$763,000 to \$999,000. Office units with 550 to 735 square feet range in price from \$275,000 to \$399,000.

The village has a central plaza that is convenient to the restaurants and boutiques located in the retail and office buildings. In the Ice House, a two-story building near the front of the property with open-air meeting areas three restaurants – David Seering's Piano Club, Beach Walk at Redfish Village and Lee's Famous Recipe – are planned. PJs Coffee and Planet Smoothie, a coffee shop and smoothie bar, will be near the pool and amphitheater. Wachovia Bank will occupy the first floor of the office complex. Other businesses scheduled to move into the Village are Aesthetic Clinique, Morgan Financial Advisors Inc. and H2O Properties. Developers are also in negotiations with a day spa, Rymer said. There are more exciting announcements to come, as Rymer hinted at high end clothing and jewelry stores and an art gallery that have expressed interest in the new project.

Rymer anticipates completing construction by December, and he expects many of the businesses will be ready to open in the spring.

# Agents announce second biggest closing on 30A

By Joyce Owen  
[joyce\\_owen@link.freedom.com](mailto:joyce_owen@link.freedom.com)

While many real estate agents and sellers are hoping buyers will return, some agents say if you have the right property the buyers are already here.

In the case of the Sept. 5 closing on County Road 30A, the right property was a Gulf-front home in Rosemary Beach that was listed for \$7.5 million. The property sold for \$7.2 million, making it the highest sale in Rosemary Beach.

"This is a new bench mark for Rosemary Beach," Bruce King of the Premier Property Group of Coastal Properties of NW Florida Inc., who was the selling agent. "This is the second highest single family sale on 30A."

The owner of the property had

listed the nearly 5,000-square-foot home last year, but took it off the market when things slowed down, listing agent Bert Summerville of Summerville & O'Neal LLC, said.

The buyers are a Nashville couple that own property in the area, but wanted something Gulf front, she said. They saw the home last year and considered buying it then, but negotiations broke down.

Then Summerville was contacted by King who had an offer from the same couple.

Summerville, her partner, Shawn O'Neal, King and his partner, Keith Flippo, worked to close the deal on this house.

"Buyers are looking for unique properties that are well taken care of," she said. "Buyers want value. They want a real gem or a

DETAILS OF THE \$7.2 MILLION BEACHFRONT HOUSE	
• Built in 2000	• Five bedrooms
• Designed by local Santa Rosa Beach architect Tom Christ	• Six and one-half bathrooms
• 85 feet beach frontage	• First floor master bedroom
• 4,648-square feet	• Outdoor kitchen

bargain."

Two years ago the home had been completely redone, Summerville said.

"It's a completely new home. All the new owners have to bring is a toothbrush," she said.

"We do have people who are sold on our area and these people are buying here and want to make this their permanent or second home," Summerville said. "They are people that really want

to be here, live here and love it here."

Summerville is not alone in her belief that buyers are out there.

"There are two segments that are buying," King said. "The high-end people with money still want to be here in paradise. There are also the low-end folks that wanted to buy here, but were not positioned to move quickly. Now that the market has slowed, these (low-end) buyers have the

time to do their due diligence before making an offer."

King said the middle range properties between \$1 million and \$3 million are not moving like the lower priced homes below \$600,000 or the higher priced homes like the house in Rosemary Beach.

In the case of the Rosemary Beach deal, Summerville said the buyer is a baby boomer that has done well with his business. He has a small plane and hops on it and is here in about three hours.

Summerville sees that demographic, baby boomers from outside this area that can take advantage of the new airport to come here, will be the buyers.

"When the airport comes, folks that went to Naples, Fla., to spend \$10 - \$20 million will come here," she said.