



The rich chestnut shade of our Hennessey cabinets and graceful, decorative lines between the frame and raised center panels make them the perfect choice for the kitchen meant to impress.

Full Overlay Frameless Cabinet (Euro-Style)  
All Wood Stained Door w/Raised Center Panel  
Flat Center Panel on Top Drawer Only  
All 3/4" Plywood Box Construction  
Plywood Drawer Box w/Side Mount Slides  
Soft Close Drawers and Doors



Elevate the elegance in your home with Imperial Blue cabinets. Striking and stylish with simple lines that allow the dynamic color to take center stage, bringing impact and inspiration to any kitchen.

Full Overlay Frameless Cabinets (Euro-Style)  
Painted Doors w/Solid Wood Frames and Recessed MDF Center Panels  
Flat Center Panels on Drawers  
All 3/4" Plywood Box Construction  
Solid Wood Drawer Boxes w/ Under Mount Slides



# Waymon Ellis Meadows

Real Estate Broker/Builder

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

Enter Text Here

Since 1974 - FL LIC # BK 707419 - FL LIC # CBC 1250530

Page 2



**Available Sellers  
Services**



**Invest in Lake  
Marie Villa**



**Available Buyers  
Services**

## Pre-Listing Services

A CMA Market Analysis:

Determines best listing price

Resolves current value

Reveals recent home sales

## Listing Appointment

### Presentation:

Present Market Analysis

Fill out Listing Agreement

Take 50 Photos

## Enter Listing Information in MLS:

Selling Price of Home

Data Details of Home



## Scroll down pages

Page 1- Kitchen Cabinets

Page 2- Buyer & Seller Services

Page 3- Always -Never

Page 4- How Referrals Work

Page 5- In The Beginning

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Go to: [www.gomrc.net](http://www.gomrc.net)

Click on images below to get  
more information

## 184 THINGS RELTORS DO TO EARN THEIR COMMISSION

1. Help get buyer pre-approved for a mortgage.
2. Help find a home in the neighborhood buyer wants to live in.
3. Negotiate a reduced price with the owner or representative.
4. Recommend a home inspector; meet with him to supervise the inspection.
5. Handle Repairs with handy man and other sub-contractors.
6. Coordinate items with sellers attorney.
7. Supply elements needed for the title company and Loan officer.
8. Review closing statement and attend the Closing.





## Listing Activities

### NEVER

**Never** Use an Agent who is not a Broker/Agent  
**Never** use an Agent with little experience  
**Never** use an Agent outside of your area  
**Never** use an Agent who is not a Full-Service Broker  
**Never** use an Agent without a professional website  
**Never** buy direct from a Building Company, use a Builder/Broker to represent you.

### ALWAYS

**Always** use a Broker/Builder to represent you when dealing with a Building Company.  
**Always** use a Broker/Builder with at least 20 years experience when buying a home, commercial or apartments...  
**Always** use a Broker/Builder who lives in the area  
**Always** use a Full-Service Broker/Builder  
**Always** use a Broker/Builder who has a professional website  
**Always** use a Broker/Builder who is a Consultant  
 Waymon former Mayor and Polk County Board of Adjustment member.



**Builder/Broker**

Before Waymon visits you, he will create a market analysis called a CMA.

A CMA is a Comparative Market Analysis. CMA is the term real estate professional use when they conduct an in-depth analysis of a home's worth in today's market. It is a FREE service without obligation.

For the Home **Seller** a CMA is a method to learn what their home's current value so they can select the best Listing price.

For the Home **Buyer** a CMA is a method to determine the current value so they can make an offer to purchase the home

A CMA is not an appraisal. An appraisal is performed by a licensed appraiser using only information from similar property that has been sold during the last year.

#### Listing Appointment Presentation

Present the Comparative Market Analysis to you so you can make decision what price to list your home for on MLS.

Fill out the listing agreement and provide copies to Sellers and enter information into MLS data base within 48 hours.

Take up to 50 photos of the home inside and outside for Buyers and Realtors to see when looking for a home on the internet for clients.

*Customer Testimony:*  
*"I cancelled my listing"*

I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. He had a cash offer the next day. **Closed in 10 days.** I left the closing smiling, in amazement, wondering, how did Waymon do it? CW

## Learn How Referrals Work

"In the industry, Realtors, at least the ethical ones, will work together to help buyers and sellers achieve their goals.

When my friends and family need assistance in real estate, they come to me for help. I bend over backward when I could offer my expertise, but I also concede when the area is not my specialty. In other words, I refer them to Realtors who know the area well. I receive a referral fee.

Now perhaps you're thinking I'm nuts for not grabbing the opportunity to earn a client. That's just not how it works, ideally.

But let me tell you something by sharing a story. I had this friend from high school who, much to my amazement, called me to send in the news that he and his wife were planning to buy a home in the north [Tampa.] They said they worked with another agent because they thought they had to hire someone from the area. You might think I was upset, but I was not. I realized he was not aware of how referrals work in the industry. Nonetheless, I really appreciated the gesture. The thing is, as I told him, he could have called me first to seek my advice. Although I would have referred the same Realtor, He's the best in the area, we could have both benefited from the referral.

So, dear friends and family, thank you for considering me whenever you or someone you know needs a real estate expert. You know I will always be downright honest with you. If I know the market well (meaning, if it is in one of my service areas), I am at your service. However, if it is outside of my area of expertise, I'll do my best to connect you with a Realtor who has a proved record in the area you're eyeing. All the same, referrals are always appreciated. If you're interested in any real estate-related transaction."



*Thank you for a referral,  
Waymon*



## In The Beginning

Waymon Purchased an Orange Grove



Green Disease **Killed** Waymons' orange trees

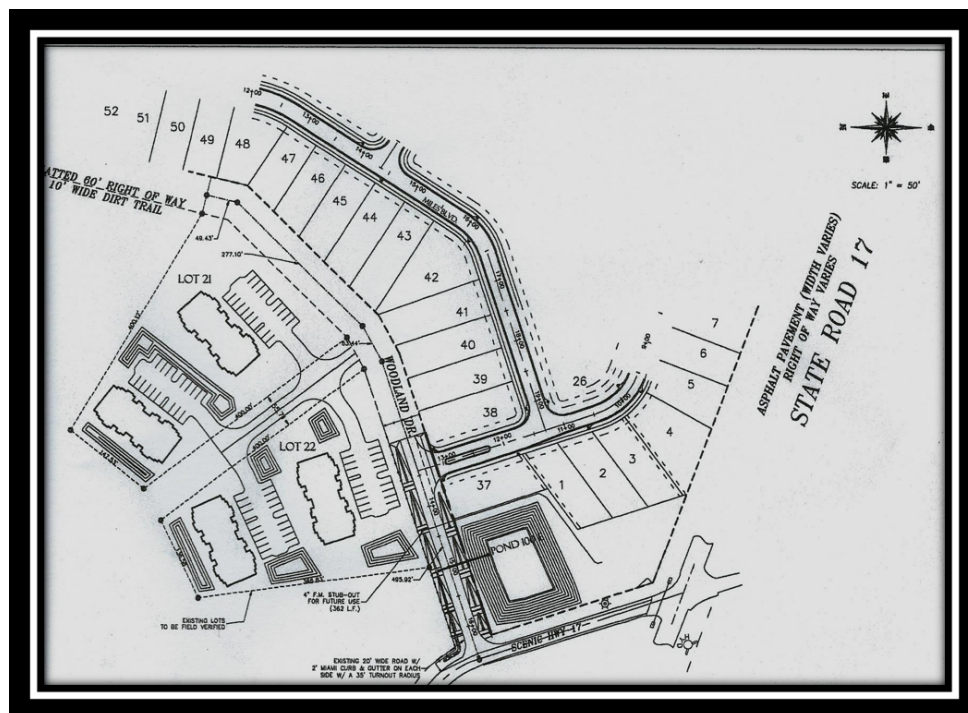




# A Dream Was BORN



## Land Development Created



## Own Part of the dream







Joint Venture

Land owner invest land valued at \$ 425k; shares in 46 % of profit

Investor funds development cost \$ 500k; shares in 54% of profit



Land cost	400,000.00
Development cost	500,000.00
Total cost	900,000.00
56 units developed value	1,680,000.00
Less cost land/development	900,000.00
Less marketing cost	143,000.00
Estimated profit	637,000.00

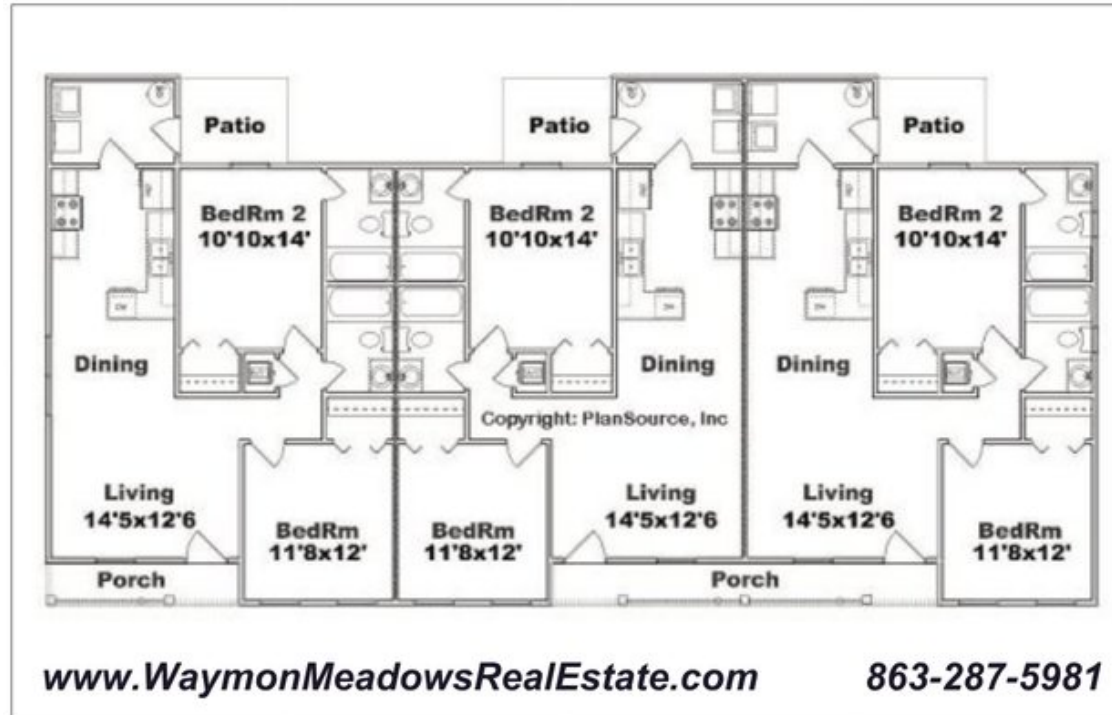
A unique gem of development land. Priced for only \$ 425k. The property is Zoned/Approved by The Town of Dundee for 56 units. Major shopping: Walmart, Winn-Dixie, Publix, Home Depot, Legoland nearby. Easy access to Orlando/Tampa: I-4. Note: Renderings are included only as concepts or illustrations.

Well elevated property adjoining Town of Dundee property fronting Lake Marie, for wonderful views. Seller is a developer who is in the process of entitling the property for approximately 56 apartments. Seller will consider joint venture or development options in addition to outright sale. Dundee is just east of US 27, close to Legoland Florida in Winter Haven. 30 minutes from Disney and 1 hour to Orlando Airport. Schools are close by. Lake Marie Park is a great place for walkers and joggers. County athletic complex is also nearby.

Why move to a small town? Because it is a slower pace of life; a better place for families. Is it time to move out of a chaotic city? Families do things together, not like "city life" where adults go out every night. You will get to know your neighbors; more leisure time; walking around Lake Marie, riding bike, bird watching, fishing, baking bread & pies for your family and friends. Your neighbors will know when you are in trouble and rally around you. Come home to a peaceful small town called Dundee.



2 bedroom / 2 bath  
 Living area = 5232 sq. ft.  
 Other = 348 sq. ft.  
 Total = 5580 sq. ft.  
 Living area per unit: 872 sq. ft.  
 Width: 78'-8" Depth: 39'-6"



**Grow your nest egg; time is running out, the opportunity will be gone...**





## Handyman



SINCE 1974

Additions & More  
Appliance Installation  
Baths, Kitchens Cabinets  
**CALL FOR THINGS NOT LISTED**

Carports, Garage & More  
Caulking & Grouting  
Ceramic Tile Installed  
Closet Door Repairs  
Dimmer Switches  
Doors & Windows & More  
Dryer Vents Installed  
Drywall Repairs  
Drywall, Painting, Framing  
Electrical Repairs  
Exterior & Interior Door Installation  
Faucet Repairs  
Flood Lights  
Framing A Room or Whole House  
Furniture Assembly  
Garage Door Opener

Garage Door Opener  
Garage Repairs or More  
Garbage Disposal  
Gate Repairs  
Gutters Installed  
Hanging Ceiling Fan  
Hot Water Tank Repaired/Replaced  
Hurricane Shutters  
HVAC Trouble Shooting  
Install TV Mounts  
Install/Remove Blinds  
Kitchen New Cabinets  
Kitchens Replace Doors  
Lock Installation  
Mailbox Installation  
Painting  
Metal Roofing, Painting & Repairs  
Patching Drywall  
Patio  
Plumbing Repairs & More

Pool Screen  
Pressure Washing & Painting  
Product Assembly  
Renovation & More  
Repair Ceiling Repair  
Sliding Glass Doors  
Roofing & Repairs  
Screen Enclosures, Pools  
Screen Porch  
Septic Tank repair/Installation  
Showerhead Installed  
Sink Installed  
Skylight Installed  
Smoke Detectors  
Soffit and Facia Repair  
Stucco Repairs or Entire House  
Toilet Installed  
Towel Rack Installed  
Vents Installed  
Wall & Tile Installed  
Weather Stripping  
Windows/Doors

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(863) 287-5981







When it comes to great bathroom design, the inspiration is endless. And data even shows that the quality of your bathroom has an effect on your home's overall value. Despite being one of the smaller rooms, bathrooms require equal—if not more—design power when compared to larger spaces. From paint color to fittings, vanities and lighting, the list of factors to consider will multiply before you can say “bubble bath.”



## Baths & Kitchens

Builder 46 Years




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404 Ridgewood Ave.  
Dundee, FL 33838  
863 287 5981

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WEBSITE [www.goMRC.net](http://www.goMRC.net)

1. Quality
2. Experience
3. Since 1974
4. Price Match
5. Guarantee
6. Renovation A/Z
7. Handyman A/Z
8. Carpentry
9. Kitchens & Baths
10. Windows
11. Building A/Z
12. Construction A/Z

## Windows & More

Builder 46 Years



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1. Renovation
2. Additions
3. Baths
4. Carpentry
5. Garage
6. Handyman
7. Kitchens
8. Metal Roofing
9. Windows
10. Doors
11. Drywall
12. Soffit and fascia
13. Pressure washing
14. Plumbing
15. Roof repairs
16. Stucco
17. Screen replacement
18. 46 Years
19. Since 1974
20. Quality
21. Price Match

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true but not guaranteed.*





## **Hurricane-Resistant Windows**

Florida has a history with hurricanes. Due to the state's southern location near the tropics and the large expanse of coastline, hurricane season in Florida officially starts at the beginning of June and extends through the end of November. For this reason, Florida homeowners may wish to consider using impact glass in their replacement casement windows. Pella's hurricane-resistant glass meets stringent building codes to offer excellent protection.

## **Casement Window Sizes**

Casement windows are adored for their versatility and are available in a range of standard sizes as small as 14 by 17 inches and as large as 73 by 59 inches. If your space has unique dimensions and you require a custom casement window, Pella can help. Pella custom casement windows are built-to-order in 1/8-inch increments for a precise fit.

## **Vinyl Casement Windows**

Vinyl windows are low maintenance. They require no painting, staining, or refinishing. And Pella's vinyl windows are energy efficient, providing excellent thermal protection for your home, keeping climate controlled air inside and hot air out. Pella has several vinyl casement window options, so whether you want black, white, or brick red, you can find a color that suits the style of your home.

## **Between-the-Glass Blinds**

Help temper intense sunshine and protect furniture from fading, with between-the-glass blinds, made possible by Pella's exclusive snap-in technology, these cordless blinds are positioned in between two panes of glass where they are protected from dust, dirt, and allergens. Operate blinds manually with a glider or at the touch of a button with Pella's Insynctive Technology.<sup>1</sup>



### **Customer Testimonial:**

I own some rental property and recently decided to sell some of the apartments. I listed the property with Waymon and he had 2 offers in the first week, with other offers following. We now have a contract and a closing date set in a few days. I have other rentals that I plan to sell and **I would not consider using any other broker.** SP

## **GUARANTEED SALE**

The agents offer the bold claim that if we don't sell your home we'll buy it. Sounds like a strong guarantee, until you read the fine print, which requires a deep price discount on the property for the agent to buy it. Most guaranteed sale agents have never bought a client's property, and those that have end up buying it as such a steep discount, they've made more money on the sale than a traditional listing."

### **Customer Testimonial :**

*"I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing, and listed it with Waymon. He had a contract the next day. Closed in 10 days. I left the closing smiling, in amazement, Wondering, how did Waymon do it? CW*

## **EXPERIENCE**

Waymon started in **1974** helping customers buy homes. When you want the very best call Waymon

## **CMA**

Do you want your real estate sold fast? A CMA determines what your home is worth in today's market. When the price is too high, buyers will not come to see your home. On the other hand, when the real state is listed too low, the owners will lose money.

### **Customer Testimonial:**

I have known Waymon for approximately 40 years. I first met him when I worked at a local bank, where he was a very good customer. Some friends of mine recently listed their house for sale with Waymon and he had it **sold and closed** in less than a month. They had previously listed with another broker for 6 months with no results. SP



## **BUY YOUR HOME** **Hire Waymon It's FREE**



### **Buyers Agent**

"**Buyer**" grants Meadows Realty and Construction Co.,LLC (MRC) Waymon E. Meadows Broker the exclusive right to work with and assist **Buyer** in locating and negotiating the acquisition of suitable real property as described by buyer. Waymons' Service is **FREE Seller pays him.**

### **Customer Testimonial:**

*I have nothing but praise for Mr. Meadows. He was extremely generous and kind in helping us get our home on the market, **within a day of listing** our property Mr. Meadows found the people who are purchasing our home. We are truly appreciative of his nonstop dedication to getting it sold for us. Thank you Waymon. JP*





## Screen Enclosures & More

Since 1974 : 46 Years Experience

Meadows Realty & Construction LLC

- 1. Renovation
- 2. Additions
- 3. Baths
- 4. Carports
- 5. Doors & Windows
- 6. Drywall, Painting
- 7. Framing
- 8. Garage
- 9. Handyman
- 10. Kitchens
- 11. Roofing
- 12. Plumbing
- Plus More

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 404 Ridgewood Ave. FL LIC # CBC 1250530  
 Dundee, FL 33838 WEBSITE [www.goMRC.net](http://www.goMRC.net)  
 863 287 5981

A patio is great place to truly enjoying the outdoors, we are fortunate enough to have sunny and clear skies about 350 days a year. It is a perfect place to sit under and enjoy the rainfall, a screened in patio is the perfect addition to your home.



## Guarantee's

The Work Guarantee: 2000 Days  
 The Satisfaction Guarantee  
 The Lowest Price Guarantee  
 The Happiness Guarantee  
 The Fun Guarantee

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Meadows Realty & Construction LLC

863-287-5981





*In the late 1950s and early 60s, vinyl siding made its debut on American homes, in an era when aluminum siding reigned supreme. The earliest vinyl gained a bad reputation; the inferior materials of the day tended to crack and sag. But today's high-tech plastic and vinyl materials combined with modern manufacturing techniques have turned vinyl siding into an exceptionally versatile and high-performing choice for cladding. In fact, it's now chosen for many new home construction, a trend that is only increasing over time. If you are considering siding for your home, here are five major advantages of vinyl siding.*

#### **1. Overall Costs Are Less**

In general, vinyl siding is a popular choice for many homeowners because it's quite cost effective. According to CostHelper, professionally installed vinyl siding can cost you between \$2,500-\$8,750 for 1,250 square feet, while professionally installed wood siding can cost you \$6,500-\$10,000 for the same square footage.

#### **2. It's Incredibly Versatile**

Today's vinyl siding comes in hundreds of colors, textures, and profiles to give you complete versatility in designing your dream exterior. Like the look of cedar shakes but prefer the qualities of vinyl? You can find a vinyl replacement that looks so authentic, it fools even the most discriminating eyes. Love Victorian scallops? There are plenty of inexpensive vinyl options for that, too. You can find a vinyl siding style that works with both horizontal and vertical applications for any home profile.

#### **3. More Durable Than Other Siding**

Vinyl siding is made to withstand the elements, including heavy wind and impact from hail. In addition, vinyl resists excessive moisture, meaning it won't rot or corrode over time. In many cases, you can get a lifetime warranty on your vinyl siding that is often prorated for up to 50 years on successive owners.

#### **4. It's Virtually Maintenance Free**

When it comes to siding, vinyl is about as low maintenance as it gets. Since it resists pests such as termites and blights such as rot, it will keep its original qualities for many years, giving you your money's worth. Also, you'll never need to paint your home — a simple cleaning once a year or so is more than adequate to maintain its original good looks. Once your vinyl siding is installed, you won't have to tax your budget with unexpected costs to keep it looking great.

#### **5. Cuts Home Heating and Cooling Costs**

Insulated vinyl siding prevents heat loss between the wall studs in exterior walls, a phenomenon known as "thermal bridging." While most homes have insulation between the wall studs, the studs themselves bleed heat where they come in contact with exterior siding. Insulated vinyl siding places a blanket of protection over the studs, keeping your home warmer in winter and cooler in summer. In addition, insulated vinyl siding may make you eligible for energy tax credits, making it even more economical to install.

Waymon Ellis Meadows - Licesed Real Estate Broker and Builder

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Phone: 863-287-5981 - Email: BigW1937@aol.com - [www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com).

*Information is believed to  
true but not guaranteed.*



Waymon Ellis Meadows, friends call him W or Big W. He is a REAL ESTATE BROKER and **STATE CERTIFIED BUILDER**, DEVELOPER, AND CONSULTANT who has lived in POLK COUNTY FLORIDA ALL OF HIS LIFE.

In 1974, He started building single-family homes, designing and developing communities: Spanish Haven, The Bluffs of Dundee, and other locations in Polk County, Florida.

Former Mayor of Dundee

Polk County Board of Adjustment:

Served on Polk County Board of Adjustment for seven (7) years so he knows how to get variances.

## Services:

Stop Work Orders

## Permits

& More:

Additions

Consultation

Demolition

Drywall

Electrical

Engineering

Handyman

New homes & Offices

New model designs

PERMITS



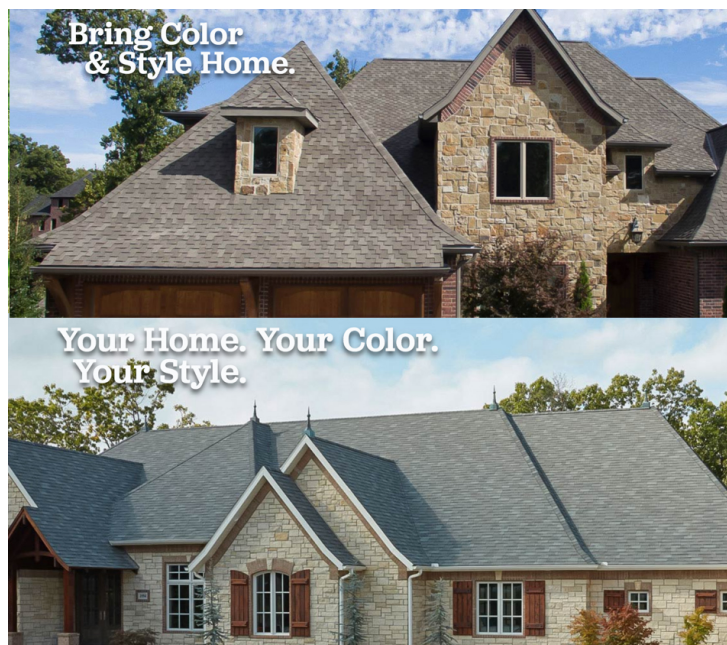
Call Waymon  
863-287-5981.



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**TAMKO**  
BUILDING PRODUCTS

TAMKO is committed to creating beautiful, innovative products to help homeowners craft their dream roofs.

Available at all of Sunniland's 20 locations throughout South Georgia and Florida.

SUNNILAND CORPORATION  
1884 135 Years 2019

Sunniland Roofing Supplies – Metal Roofing Metal has become one of today's most popular roofing materials for a lot of good reasons. Despite its lightweight, it's tough enough to withstand the most devastating weather events, from wind-driven rains, extreme heat, and heavy snow to hail, hurricane-force winds, and even fire. It's also just as durable over the long haul. Metal roofing will not rot, crack, split, warp, creep, curl, chip, peel, or erode-making it one of the most investment-smart and environmentally conscious roofing products you can buy. Sunniland Roofing Division distributes a large selection of metal roofing products in a wide variety of attractive designs and colors. Our knowledgeable staff can help you select the product that's just right for your project and budget.



**GAF RESIDENTIAL** – Professional installers have long preferred the rugged, dependable performance that only a GAF roof can offer, and have made our **Timberline® Shingles with Advanced Protection®** the #1 selling shingle brand in North America! Rated #1 in shingle quality by U.S. contractors and home builders **Three-Tab Roofing Shingles** **Timberline Lifetime Roofing Shingles** **Specialty Lifetime Roofing Shingles** **Designer Lifetime Roofing Shingles** **Visualize Your Roof**

Available at all 20 Sunniland Locations!

CertainTeed With more than 300 Roofing options to choose from, and quality standards that lead the industry, you can rest easily knowing CertainTeed has you covered.

SUNNILAND CORPORATION  
1884 135 Years 2019

**BEFORE** **AFTER**

Protect Your **REPUTATION** with a roof that **PROTECTS.**

ATLAS DESIGNER SHINGLES

Henry

HydrostopLeaks

