



**AUBUCHON
HOMES**

GOLD STANDARD

SUMMER 2021

GONE COASTAL SANIBEL



Aubuchon Homes recently completed this two-story coastal inspired design on Sanibel. The three bedroom, three-and-a-half bath home features 3,557 sq. ft. of living space and just over 6,000 total sq. ft. Evaluations by Aubuchon provided professional interior design services for this one-of-a-kind private residence. See more inspirational photos at www.aubuchonhomes.com.

REIMAGINED OFFICE SPACE

“THE TEAM CAME UP WITH THE POCKET OFFICE IDEA AND IT FIT US PERFECTLY. WE WERE ABLE TO DO EXACTLY WHAT WE WANTED!”



Above: This pocket office situated in a second floor hallway takes advantage of the natural light flooding the front entry.

Design courtesy Max Nykerk, RA Chet Studio LLC

A pocket office can pop up in the most unexpected place.

Under a staircase, in a niche off the kitchen, in a closet - the pocket office offers a little extra workspace without sacrificing much square footage.

"We wanted to maximize the living space as much as possible and feel that we hardly use the office space we have now," says Tiffany Packard, whose Aubuchon Home is currently under construction in Fort Myers.

As technology shrinks, the popularity of the pocket office grows.

"Wireless technology has all but eliminated the need for formal filing and huge desks so we thought we would have better use for the space elsewhere," explains Tiffany. "At the same time, we still want an area out of sight that we can go to work and keep our computer and printer out of sight. The team came up with the "pocket office" idea and it fit us perfectly. We were able to do exactly what we wanted!"

The pocket office holds a less prominent position than the typical home office.

These compact workspaces are typically tucked away from the house traffic to offer some privacy.

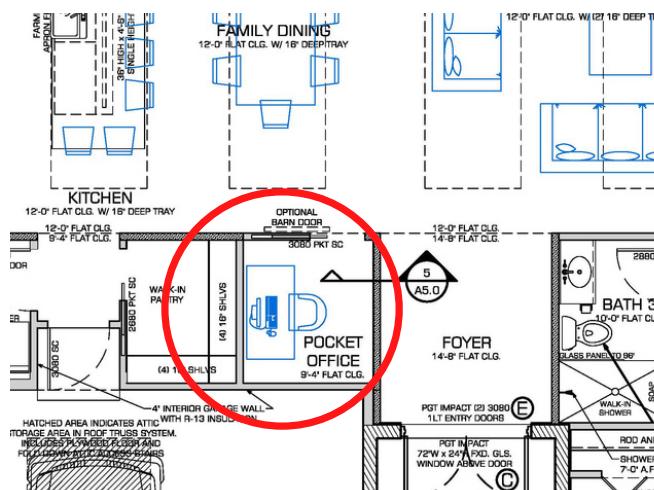
Adding a door or leaving the office open is entirely up to the individual, but it's important to keep the space light and bright.

"We like to incorporate a natural light source when possible," says Aubuchon Homes architectural designer Derek Clifford. "One of our current build clients just wants a quiet place to sit down at her laptop and look out the window at the view."

Since pocket offices are roughly half the size of a home office, ranging from 14 to 100 square feet, organization within the space is a must.

Home office built-ins are often the best solution to maximize every inch of these compact spaces.

They combine different types of shelving, cabinets, and drawers to store items of all shapes and sizes.



Above: Tucked away in a 7'x7' space just off the Great Room, this pocket office gives the owners privacy and a place to keep laptops and other electronic devices handy but out of sight.

BE READY THIS HURRICANE SEASON

Hurricane Season started June 1st and we all know Mother Nature can really pack a punch.

Stay safe and prepare with these tips and guides so you'll be ready for whatever weather comes your way.

Don't wait until the last minute to purchase Flood Insurance. When the first named hurricane is announced the markets will close leaving homeowners unable to purchase Flood Insurance. Our Agents here at Omni One Insurance Agency can look into what you can do to make sure you have enough coverage for a worst-case scenario and save some money on your policy.

Our storm tips below can help when you find yourself in a pinch.

- Home Inventory: Making a home inventory before disaster strikes can help you replace damaged belongings. Our Chief Claims Officer recommends using House Book.
- Turn Your Washing Machine Into a Cooler: You may be filling up your fridge and freezer with ice to keep your food safe, but your washing machine most likely can store a lot more. Fill the drum of your washing machine with fresh ice to keep food cold.
- Charge Up: Even old laptops can be used as a power source when the lights go out



Additional Emergency Supplies

- Masks (for everyone ages 2 and above), soap, hand sanitizer, disinfecting wipes to disinfect surfaces
- Prescription Medications
- Non-prescription medication such as pain relievers
- Prescription eyeglasses and contact lenses
- Fire extinguisher
- Important family documents such as copies of insurance policies, identification, and bank account records saved electronically or in a waterproof, portable container
- Pet food and extra water for your pet
- Books, games, etc. for children
- Cash or traveler's checks
- Infant formula, bottles, diapers, wipes, and diaper rash cream
- Sleeping bag or warm blanket for each person
- Complete change of clothing appropriate for your climate and sturdy shoes
- Matches sealed in a waterproof container

Basic Disaster Supplies List:

- Water - One gallon per person per day for several days, for drinking and sanitation
- Food - At least a three-day supply of non-perishable food
- Battery-powered or hand-crank radio
- Cell Phone with Chargers/Backup Batteries
- First Aid Kit
- Extra Batteries
- Flash Light
- Dust Mask

To review your policies contact Omni One Insurance Agency at 239-541-3777.



WHO'S WATCHING YOUR HOME?

Did you know Miloff Aubuchon Realty Group, Inc. Property Management is one of the first and longest established Property Management companies in Cape Coral and the surrounding areas?

For many years, our neighbors have trusted us with everything from small Condominiums to Multi-Million Dollar Homes. We protect each and every property as if we own it! Check out our many 5 Star Reviews on Google!

We know owning a home in Southwest Florida is exciting, but there can be challenges, especially for absentee owners.

Here are some things you may not have considered or simply did not know:

- Some Insurance companies require your home to be professionally managed if unoccupied for a certain number of days? Not doing so could result in diminished or denied claims. You should check with your insurance carrier or contact Carsten Dahms 239.541.3777 at OmniOne Insurance Agency for a no-obligation review.
- A/C Unit not functioning could result in mold damage within one to two weeks requiring abatement/repair costing thousands beyond the cost of the A/C.
- Small water leaks can turn into big issues, requiring major repair if not discovered and repaired in a timely manner.
- Is your lawn really getting cut, is your pool really being cleaned? Are there pest issues needing to be addressed? What other services are not being performed?
- Hurricane Season is here! Who will perform Storm preparation? Who will resolve Storm damage?
- And so much more...

Ask yourself, if something were to happen, who would you call? We can take care of the items mentioned above and many more. We provide peace of mind knowing that your property is being taken care of as if you were doing it yourself. We have a substantial list of Vendors all licensed, vetted, and ready to perform at our high standards.

We offer many programs from periodic Home Watch to a fully Managed Rental. We can also create a customized program that meets your specific needs. If you choose one of our Rental programs, then Tenant Acquisition services are included. We advertise your property, screen applicants, acquire tenants, provide lawyer-drafted leases, collect rent and deal with all of those annoying tenant issues.

We are proud of the services we provide. We understand and take seriously that you are trusting us with your very special asset. We are committed to the best communications and service in the industry. Please visit www.margpm.com for more information, download our brochure and contact us at 239.541.3735.

You and your property deserve the best and we are here to provide the best!



Property Management



The Aubuchon Team of Companies offered a little incentive to encourage our team members to roll up their sleeves to get the Covid-19 vaccine. In mid-June, all 57 vaccinated team member names were entered into a drawing for a gift card. Taylor Dorsey, Design Center Assistant at Aubuchon Homes, was the lucky winner!



WELCOME TO THE TEAM!

Meet our entire team at AubuchonHomes.com/About



Christy Langley
Project Manager



Maria McKeough
Design Ctr. Consultant



Bill Meginley
Superintendent



Daniel Korotko
Asst. Superintendent

AROUND THE WORLD WITH THE CCCIA



The Aubuchon Team of Companies hosted our friends from the Cape Coral Construction Industry Association (CCCIA) during a networking event at our corporate offices. Our guests explored Aubuchon Homes, Evalutions by Aubuchon, Omni One Title Services, Miloff Aubuchon Realty Group, and Omni One Insurance Agency while enjoying food, drink, and fun from five countries.