

Mill Pond Realty, Inc.

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Laura J. Durham
Broker/Owner

Just a note ... Wow, I have had a busy month of attending many worthwhile fundraisers. From the Saugatuck Center for the Arts: Bob and Bobbie Lobby, to Mason Street Warehouse, to Wings of Hope for Hospice of Allegan County, to Holland Hospice; it is clear to me that they all fill a need. Their fundraising gives back to a community that has given me so much through the years. In addition to attending the affairs, this year I was honored to sit on the Hospice of Holland fundraiser committee. The 25th Anniversary of Celebration for Hospice focused on extending quality of life for our loved ones and was a huge success. I experienced their dedication first hand when a family member of mine was struggling with cancer. As they walked along side us, their guidance and understanding helped our whole family through the difficult time and made the process bearable. If you would like to get involved and give back to this wonderful cause, the upcoming Vanderllek Cup Hospice Regatta is an excellent opportunity. It will be held at Macatawa Bay Yacht Club, August 19-21. There will be fun for the whole family! Besides this great cause, our beautiful community offers many activities for you and your family to enjoy. I encourage you to take part!

Laura J. Durham



There is still time to join our Vacation Rental Management program! Enjoy the benefits of having your home become an investment (great tax incentive) and receiving income when you're not using it.

Working with a team makes all the difference!



Heidi, Kim, Corinne, Karen, Leah, Laura, Mark, Melanie, Terri

The Laura Durham Team at Mill Pond Realty offers you personal one-on-one service to quickly and efficiently meet your needs. Each member of this carefully assembled team of highly skilled, dynamic individuals plays a specific role in providing you with top of the line care. Whether it be for real estate or vacation rental needs, Laura Durham and Mill Pond Realty have the track record and expertise needed to get the job done.

Saugatuck Receives National Recognition ... Again!



Saugatuck has ranked 3rd in American Style Magazine's annual readers' poll to determine *The Top 25 Art Destinations in the USA!* In the last three years, voters have moved Saugatuck from 24th to 5th and now to the top 3!

Saugatuck has come in 4th in Budget Travel Magazine's 2010 poll to determine America's Coolest Small Towns! Though we didn't rank in the top three, we are very proud! With a population of only 954, we have shown our "Pure Michigan Spirit." In September, the CVB will host a party for all who took part in voting. Stay tuned for details!



Number of Residential Properties Currently on the Market in the Saugatuck / Douglas Area	2 million +	9	500,000 - 599,999	34
	1 mil - 2 mil	31	400,000 - 499,999	46
	900,000 - 999,999	11	300,000 - 399,999	97
	800,000 - 899,999	10	200,000 - 299,999	137
	700,000 - 799,999	16	100,000 - 199,999	192
	600,000 - 699,999	22	0 - 99,999	92

Don't Just Take Our Word For It ... Our Fans Are Talking!



2971 Lakeshore Drive

Seller: "Mill Pond is the best option for selling lakeshore property; Laura is the most knowledgeable when selling along Lakeshore Drive. They provided efficient and professional marketing of our property. We don't feel there is any area that needs improvement." -John Dalman and Dan VanderSchaaf

Buyer: "I don't feel the service could have been better. Laura helped make our part of the transaction easy - from inspections to closing." - Frank Sardone and Susan Fall



Fun Summertime Activities!

Farmers Markets

Saugatuck: Mon & Fri Holland: Wed & Sat
South Haven: Wed & Sat

Music in the Park

Saugatuck: Wed Holland: Fri
South Haven: Thur Fennville: Tues

Art in the Park

Saugatuck: June 19 July 3, 31 Holland: Aug 7
South Haven: June 19 July 4 Sept 4, 5

Pancake Breakfast

Saugatuck: July 4, 11 Aug 8, 15 Sept 5, 12
South Haven: June 19 & Aug 15
Glenn: July 4, Sept 5

Douglas Social

July 1, 15, 29 Aug 12, 26

Venetian Festival Saugatuck: July 30 - Aug 1

Sidewalk Sales

Saugatuck/Douglas: Aug 19 Holland: Aug 12-14

Blueberry Festival

South Haven: Aug 12-15

23rd Annual Taste of Saugatuck: Aug 22

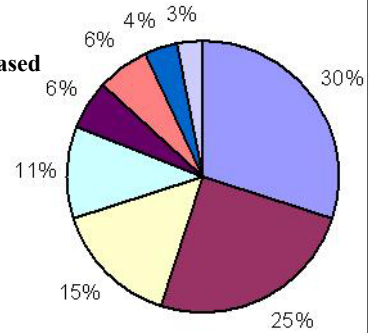
2010 National Association of Realtors Investment and Vacation Home Buyers Survey

In March 2010, a random sample of households that had purchased any type of residential real estate during 2010 was surveyed. The survey sample was drawn from a representative panel of U.S. households monitored and maintained by an established survey research firm. A total of 1,930 qualified households responded to the survey, accounting for 1,982 home purchases during 2009. Households were sampled to meet age and income quotas representative of all home buyers drawn from the 2009 NAR Profile of Home Buyers and Sellers.

- 55% of buyers were under 45 years old
- 54% of buyers were first time buyers
- 68% purchased with a mortgage
- 34% plan to own their purchased property for 11+ years
- 36% purchased to diversify investments / investment opportunity
- 14% purchased for the tax benefits
- 54% purchased to use for vacations or as a family retreat
- 79% felt that now is a good time to purchase real estate

Where Buyers Found the Home They Purchased

- Internet
- Real Estate Agent
- Friend/Family/Neighbor
- Print Advertisement
- Builder
- Sellers
- Sign
- Other



For a copy of the complete article and statistics from the *National Association of Realtors*, please stop in our office.

New Offerings Worthy Of Your Attention



Completely remodeled home nestled on the bluff overlooking Lake Michigan. Enjoy 95ft of private frontage and beautiful views from every room. Newly built stairs provide easy access to the water's edge. \$1,395,000



Saugatuck's most exquisite masterpiece. Set yourself apart from the rest! \$695,000



Charming & delightful Lake Michigan dream home with gorgeous sunset views. \$625,000



Desirable 3 story end unit with views of the Saugatuck Harbor. A great buy! \$389,900



Darling 2bd, could be 4bd, builder's home with deeded access to Hutchins Lake. \$347,500



Luxury features found throughout this beautifully maintained 3000sqft home. \$329,500



Enjoy a short walk to Lake Michigan from this totally delightful cottage-style home. \$305,000



Gently used end unit features open floor plan, sun porch, and golf course views. \$269,900



Beautiful custom 4,400sqft home on nearly 3 acres just south of Douglas. \$249,900



Sophisticated upscale charmer, centrally located to all area activities. \$234,900



Bright and spacious 2bd end unit walking distance to Douglas. This is a great deal! \$169,000



This is a complete package with a 3bd home, duplex, 3 stall garage, and pole barn. \$159,900



Adorable 2bd bungalow on Lakeshore Drive. Only 1/2 mile from Lake Michigan beaches. \$149,900



Delightful home, garage, pole barn, and shed on 8 acres with 700ft of road frontage. \$128,500



Ideal 2bd getaway with pole barn and deeded Osterhout Lake access. \$118,500



Nestled on 34 acres in a magnificent country setting, this tea house is surrounded by rose gardens and fruit trees. The guest house, stocked pond, and two barns are just a few of the many extras. Must see!

Be the FIRST to know when new listings come on the market! Ask us how!

269.857.1477 + 888.528.7238



www.millpondrealty.com + www.saugatuckrealestate.com



January, February, March, April Real Estate Sales

You may have a new neighbor between south of Holland and north of South Haven

I'm watching ... I'm analyzing ... I'm paying close attention to your neighborhood.
When you want to know the value of your home, call me - your neighborhood expert.

Information based on data from the West Michigan Lakeshore Association of Realtors

BE INFORMED ... KNOWLEDGE IS POWER

Address	Asking Price	Selling Price	Address	Asking Price	Selling Price	Address	Asking Price	Selling Price
5815 102nd Avenue	13,000	5,000	4974 102nd Avenue	74,900	74,900	1055 Holland Street	204,999	168,000
105 E Fennville Street	19,900	10,000	963 Laketown Drive	89,900	75,000	6540 Old Singapore Trail	174,900	171,000
1957 57th Street	19,900	13,000	6705 Baseline Road	89,900	75,000	776 Manchester Drive	177,500	176,000
637 49th Street	14,900	13,000	963 Village Court	79,900	77,500	6013 Heritage Meadow Drive	198,900	192,000
223 Wilson Street	24,900	15,000	973 Sagewood Court	84,500	79,000	555 Lake Street #14	199,900	195,000
5636 102nd Avenue	21,900	16,500	6677 124th Avenue	94,900	85,000	3088 Red Oak Drive	199,900	195,000
5580 North Avenue	22,500	18,350	844 Brook Village Court	95,900	85,900	579 Hoffman Street	199,000	196,000
205 E 34th Street #5	29,900	19,000	2351 54th Street	93,500	90,000	710 Park Street	219,900	204,000
4182 Blue Star Hwy	32,500	20,000	6444 124th Avenue	92,500	92,500	1298 St Andrews Drive	219,900	214,000
205 E 34th Street #4	24,900	21,000	163 W 35th Street	99,900	95,000	6283 Hawthorne Court	225,000	225,000
318 S Maple Street	29,900	21,000	4586 60th Street	99,900	99,900	3333 Coppice Court	279,000	235,000
1606 68th Street	19,900	22,000	445 Amity Street	105,000	100,000	6013 River Ridge Drive	247,500	238,000
1301 56th Street	37,900	24,000	5085 124th Avenue	104,000	100,000	777 Manchester Drive	299,000	245,000
5516 124th Avenue	25,000	25,055	2373 58th Street	102,999	103,500	644 Sambroek lane	259,900	245,000
193 E 34th Street #4	29,900	26,000	833 Apple Blossom Lane #17	109,900	104,000	403 Water Street #5	298,000	248,320
6473-55 Blue Star Hwy	30,000	30,000	2456 56th Street	105,000	105,000	1407 Alexander Street	299,500	260,000
6740 111th Avenue	34,900	30,000	6012 Heritage Meadow Drive	119,900	109,900	592 Campbell Road	299,900	270,000
6007 113th Avenue	29,900	30,100	5816 Ellicourt Drive	114,900	113,000	40 Lincoln Avenue	268,000	275,000
155 E 48th Street #31	36,000	33,000	1254 62nd Street	114,900	114,900	221 Elizabeth Street	299,000	282,000
314 S Maple Street	38,000	34,575	99 Euclid	119,000	115,000	6031 145th Avenue	299,900	285,000
4763 64th	29,950	35,000	1098 Cobblestone Road #21	134,900	120,000	6635 Pine Hill Drive	329,000	291,250
155 E 48th Street #51	42,900	35,000	928 Melville Place	134,000	124,000	4523 61st Street	315,000	295,000
5261 E 124th Avenue	39,900	37,900	774 Brook Village Drive	144,900	124,900	7246 Elm Street	345,000	295,000
2815 Crescent Drive	39,900	38,000	107 E 38th Street	134,900	120,000	4786 Pine Hollow Road	339,900	313,900
4471 60th Street	42,750	42,000	44 W 34th Street	134,900	126,000	946 Chelsea Court	349,000	315,000
5506 113th Avenue	36,000	42,000	843 Clarewood Court	133,900	128,000	3170 Pottawattomie Trail	359,000	329,000
5516 109th Avenue	45,000	43,000	37 Chestnut Street	168,000	129,500	2193 Lakeshore Drive	349,900	329,000
155 E 48th Street #68	54,900	45,000	797 Claremont Court	139,900	131,000	6428 Waterfall Way #28	329,900	329,900
454 66th	47,850	45,000	78 E 33rd Street	137,900	130,000	6118 Kingsway Drive	325,000	330,000
4593 60th Street	45,000	48,000	4623 66th Street	134,900	130,000	7315 Villa	399,000	340,000
190 E 38th Street	50,000	50,100	266 Wiley Road	139,000	131,000	6180 Bayou Trail	389,000	365,000
6074 Mallard Drive	56,000	54,000	4479 64th Street	142,900	134,000	8 Wall Street	399,900	375,000
7087 116th Avenue	45,000	56,500	2452 68th Street	138,900	134,350	6068 Blue Star Highway	497,000	375,000
507 E Main Street	65,000	61,500	1053-0 Graystone Road	137,800	136,000	811 Center Street	399,000	385,000
6136 138th Avenue	74,900	62,000	5822 Lakeland Drive	149,900	145,000	6676 Forrest Beach Drive	499,900	415,000
5175 112th Avenue	55,000	62,000	633 Cedar Square Street	149,900	149,900	6165 Bayou Trail	479,000	450,000
5182 110th Avenue	67,500	62,000	6011 Pottawattomie Ridge	154,350	152,000	6178 Farmview Drive	599,900	500,000
365 Blue Star Hwy	62,500	64,000	2080 W 32nd Street	169,900	155,000	336 Lucy Street	535,000	530,000
4461-A 64th Street	69,900	67,400	628 W 40th Street	175,000	164,000	25 Park Street	724,900	630,500
796 Apple Blossom Lane	79,000	68,000	4734 Brentwood Court	179,900	165,000	3464 Palmer Drive	729,900	650,000
33 Trillium Court	74,900	72,000	6441 134th Avenue	174,900	166,000			
2093 66th Street	74,900	72,000	3943 65th Street	167,900	167,900			

Michigan Harvest Schedule

June	July	Peppers	Cantaloupe
Asparagus	Beans	Potatoes	Cucumbers
Beans	Beets	Raspberries	Eggplant
Blackberries	Blackberries	Squash	Greens
Cherries	Blueberries	Strawberries	Herbs
Greens	Cantaloupes	Tomatoes	Nectarines
Herbs	Cherries	August	Peaches
Peaches	Cucumbers	Apples	Peppers
Peas	Eggplant	Asian Pears	Raspberries
Potatoes	Greens	Beans	Squash
Rhubarb	Herbs	Beets	Sweet Corn
Squash	Nectarines	Blueberries	Tomatoes
Strawberries	Peaches	Cabbage	Watermelon

Ingredients

- 1 (18oz) pkg refrigerated sugar cookie dough
- 1 (8oz) pkg cream cheese
- 1/2 cup white sugar
- 2 tsp vanilla extract
- Assorted fruits of your choosing



Fruit Pizza Recipe

- Evenly spread cookie dough into desired sized and shaped baking dish. Bake according to package instructions until edges are golden. Cool.
- Beat cream cheese, sugar, and vanilla extract until light. Spread over cooled crust.
- Arrange assorted fruits in a visually appealing order over the top of the pizza. Chill.

Directions

Please Join Us In Welcoming Our NEWEST Vacation Rental Homes!



On Golden Pond
Country setting close to all town activities



Snug Harbor
In the heart of downtown Saugatuck



College Fund
Steps away from Goshorn Lake



Good Life
'On the hill' near all the action of town



Hammock Hollow
Centrally located to all area activities



Cottage by the Lake
Views of and access to Lower Scott Lake

If you have extra guests ... We have room!



Whether you are buying, selling, renting, or looking for a property management company; talk with Laura Durham first. Laura has consistently been the top selling agent in our area. Work with the Realtor who has the local Real Estate knowledge and the track record to prove it. Laura and her team get the job done.

Laura J. Durham
CRS GRI CDPE
Broker/Owner



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Local Real Estate Newsletter

Our annual rental owners party was held on May 16th. Barry and Patricia were gracious enough to host the party at their condo, Aqua Essence. **Check out all the fun we had!**

There couldn't be a better time than now to purchase Real Estate!

According to a recent poll by the *National Association of Realtors*, existing home sales were on the rise again in April.

The main motivating factors that moved buyers off the fence, in addition to the tax credit, were improving consumer confidence and favorable affordability.

Mortgage rates are at an all time low and the selection of offerings is extensive. I encourage you to consider purchasing in this 'opportunities are endless' market.

Thinking of buying but looking for a little help with making the mortgage payments? Well, have you considered turning your dream vacation property into an investment? Chances are excellent that you could rent your property when you are not using it. The tax benefits alone are worthy of your attention.

Schedule an appointment during your next visit to the greater Saugatuck/Douglas area, or call us today, and I will be happy to explore your options with you.

It is our pleasure to assist you!

