

SERVICE PROVIDERS FOR THE LOWER KEYS

SUBJECT	CONTACT	EMAIL	PHONE
A/C, HEATING AND REFRIGERATION REPAIR			
Artic Temp	Suzie	suzie@Artictempinc.com	305 743-5288
All Rite A/C & Refrigeration	Krystal	krystal@AllRiteAC.com	305 872-3919
KLM Services	Gary Leonard		305 849-0020
McClains Mobile Service	Joe		305 395-0574
Windswept A/C & Refrigeration	Bonnie	WindsweptAC@yahoo.com	305 289-1748
APPLIANCES			
1st Choice Appliance	Preston Pinholster	a1stchoiceappliance@gmail.com	305 849-3979
Paul's Appliance & TV	Paul	QuikFreeze@aol.com	305 872-3926
Windswept A/C & Refrigeration	Bonnie	WindsweptAC@yahoo.com	305 289-1748
APPRAISERS			
A1A Appraisals	Ed	A1Appraisals@comcast.net	305 289-5599
Appraisers of the Keys	Kevin	AOKReel@aol.com	305 296-0831
Appraisal Certified Services	Erin Arnett	erin@appcert.net	305 481-0367
Appraisal Certified Services	Jennifer Heller	jeffiferheller7@yahoo.com	305-743-2171
Barefoot Appraisers	Becky	Appraiser@BarefootAppraisal.com	305 293-0657
Bravenvold Appraisals	Maria	KeysAppr@gmail.com	305 289-7220
ARCHITECTS			
Glenn Gray & Associates	Glenn Gray		305 872-3241
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dassignsource.com	305 743-7130
ATTORNEYS / TITLE INSURANCE / CLOSING COMPANIES			
Tom Wright PA	Tom Wright	twlaw@bellsouth.net	305 743-8118
Lynne Hankins Fielder PA	Connie Craig	lhfpa@aol.com	305 872-5000
Christopher Waldera PA	Chris Waldera	cwaldera@aol.com	305 289-2223
John J. Wolfe PA	John Wolfe	wolfe@marathonlaw.com	305 743-9858
True Title Agency	Jackie	jackie@truetitleagency.com	305 872-4005
BANKS			
Bank of America			305-872-8933
Centennial Bank			305-676-3071
First State Bank			305-872-4778
BOUNDRY SURVEY & ELEVATION CERTIFICATES			
Florida Keys Land	Eric Isaacs	fklsemail@gmail.com	305-797-0985
Island Surveying Inc.		info@islandsurveyingkw.com	305-293-0466
Reece & White	Loraine or Kris	reecepa@aol.com	305-872-1348
BUILDERS / CONTRACTORS / REMODELING / SEAWALLS			
Flowers General Contracting, LLC	Andrew Flowers	FGC5@comcast.net	305 923-3723
Jim Rutherford Construction & Remodeling	Jim Rutherford	lobstermeister@bellsouth.net	305 744-3303
Keys Paradise Builders	John Takovich	Paradise22@aol.com	305 872-4473
Merrill Homes		merrillhomes@bellsouth.net	305 744-0711
Muddobbers Seawalls	Russell Moore	Cell: 305-304-7011	305 872-2052
Pinewood Construction	Mia Santos	miasantos4@gmail.com	305 872-2033
R.E. Kauffman & Sons Construction	Royce Kauffman		305 304-7378
RK&S Construction	Rudy Krause	RKSCnst@bellsouth.net	305 872-2100
Ryan Construction Services	Tom Ryan		305 872-3769
Sweetwater Homes, Inc.	Christina Weinhofer	Cweinhofer@SWHSal.com	305 872-9520

SUBJECT	CONTACT	EMAIL	PHONE
BUILDING SUPPLIES			
Big Pine Builders Supply			305 872-2337
Overseas Lumber			305 872-3787
Summerland Hardware			305 745-3500
CARPET CLEANING			
Jim's Extreme Carpet Cleaning	Jim Houser		305 743-0043
Stanley Steamer	Tracy - Resi	Tracy.Boschert@steamer.com	302 872-7377
CLEANING SERVICE			
Andy Kimmell's Cleaning	Sue		305 395-0422
Bri Montgomery Landscaping & Maintenance	Bri	brimontgomery@aol.com	305 509-0570
Cudjoe Cleaning	Bill & Lori Hibbs	cudjoecleaning@aol.com	305 396-7518
	Sylvia		305 923-0845
	Tanya Sullivan		305 896-4210
	Tracy Shields	trarae01@aol.com	305 731-9592
COMPUTERS			
Tropical Technology	John Hally	john@tropicaltech.com	305-872-0452
COPIER SERVICE & SUPPLIES			
Sands of The Keys		info@sandsofthekeys.com	305-852-4378
DAVITS / BOAT LIFTS			
Dolphin Hydraulics	Tim Knight	knighthydraulics@yahoo.com	305 872-3312
Lifetime Dock & Davits	Nicole - Service Doug - Sales	Nicole@lifetimeboatlifts.com Doug@lifetimeboatlifts.com	305 745-2840
Professional Marine Boat Lifts Services	Randy		305 745-3406
ELECTRICAL			
Lower Keys Electric	John Germain	lowerkeyselectric@bellsouth.net	305 745-1551
South Coast Electric	David Hernandez		305 684-9404
ENGINEERS			
Glen Boe & Assoc.	Heather & Sean Kurwir	GlenBoe@bellsouth.net	305 743-9121
Reynolds Engineering Services	James Reynolds	reynoldsenineer@bellsouth.net	305 394-5987
Thomas Timmins, PE	Tom		305 872-4060
FINANCING			
Capital Bank	Rebecca Lacey	rebecca.lacey@capitalbank-us.com	305 872-0295 cell: 910 233 2952
Centennial Bank	Michael Kiraly	mkiraly@my100bank.com	305 676-3019
First State Bank	Jeff Smith		305 942-4821
Home 1st Lending	John Mendoza	hn.mendoza@home1stlending.com	305 906-2178
Keys Federal Credit Union	Dave Peck	dave.peck@keysfcu.org	305 293-6070
Mortgage Lending Solutions	Carolyn Frey	rey@mortgagelendingsolutions.com	305 735-2524
South Atlantic Financial Services	Jorge Rosabal	jorge@southatlanticfinancial.com	305 292-3232 cell: 305 479-4657
FENCING / GATES / TILE			
Barnes Alarm Systems			305 481-4536
Don & Son	Don		305 872-9877
Island Fence Co.	Danny Galvin	islandlandscaping@gmail.com	305 589-3375
Ivan Tiles	Ivan	ivantile@comcast.net	305 743-5562
FLOORING / BLINDS			
Creative Floors & Surfaces	Deborah Davis	deb@mycreativefloors.com	305 745-8502
Discount Blinds	Don		305 872-1295

SUBJECT	CONTACT	EMAIL	PHONE
GENERAL HANDYMAN			
Bri Montgomery Landscape Design & Maint.	Bri	brimontgomery@aol.com	305 509-0570
	Don McNabb		305 240-4602
	George Schwing		305 872-3590
	Josh Campbell	joshcampbell1983@gmail.com	305 923-3578
Old Tyme Builders	Keith White	whiteys4@hotmail.com	305 872-3628
	Ken Foster		305 394-3984
HOME INSPECTIONS			
Associated Home Inspectors, Inc.	Rick Gegorek	associatedhomein@bellsouth.net	305 745-3411
Horizon Home Inspections	Keith Juff	huff_c@besslouth.net	954 752-7690
Island Breeze	Bill Morris	islandbreezehi@bellsouth.net	305 872-7334
Island Homes of the Keys	David Engel	djengel@live.com	305 304-4501
Keys Inspector, Inc.	Byron Agababian	byronaga@gmail.com	305 923-4686
INSURANCE			
Atlantic Pacific Insurance		bhoran@apins.com	305 872-0557
Dewitt Insurance Co.	Caren Morell	camorell@dewittins.com	305 294-6261
Diamond Insurance	Linda Maconi	lmac@kwdiamond.com	305 292-6060
Isakson Insurance	Shari Stevens	agents@isakson.com	305 872-0097
Johnson's Insurance Agency	Sue Cherry	scherry@johnsoninsure.com	305 872-2888
Morgan Insurance	Katrina Lane	katrina@rhifla.com	305 872-4788
INTERIOR DESIGN			
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dassignsource.com	305 743-7130
Furniture Art Gallery	Julie Tong	fgjuliet@bellsouth.net	305 743-2740
Island Dreams Décor	Linda & Lloyd Woodall	sales@islanddreamsdecor.com	305 872-2628
Raisa Gonzalez	Raisa Gonzalez	gonzalezraisa@comcast.net	305 289-8211
LANDSCAPING / IRRIGATION SYSTEMS			
Bri Montgomery Landscape Design & Maintenance	Bri	brimontgomery@aol.com	305 509-0570
Blue Island Irrigation	Rick Dekeyser	rick@blueislandinc.net	305 293-8444
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dassignsource.com	305 743-7130
J & J Landscaping			305 304-6628
Koval Lawn Care	Jimmy Koval		305 766-3880
Native Landscape Design			305 304-3144
Organic Accents	Tim & Lisa	organicaccents@aol.com	305 872-9185
Tropical Logistics	Lorriane	tlogistic@aol.com	305 797-0438
White Fly Solutions	Randy Dell	Whiteflysolutions@gmail.com	305 731-9607
LOCKSMITH			
Curt's Locksmith	Curt	curtslock@aol.com	305 745-3288
Tom's Island Locks	Tom		305 872-9012
MOLD REMOVAL			
CMT Mold Treatment	Gary	gary@certifiedmoldtreatment.com	305 879-1839
Royal Plus	Scott		305 296-8083
PAINTING			
Barefoot Painting	Robert Allen	gobarefoot1@gmail.com	305 731-3667
Keyz Painting	Dave Whetzel		305 766-3434
Mark DeLorey	Mark	delroy7@gmail.com	508 221-1542
True Line Remodeling, Siding & Painting	Mary Wilfong		305 872-5577

SUBJECT	CONTACT	EMAIL	PHONE
PEST CONTROL			
A1A Pest Control	John		305 515-2774
Aardvark Pest Control	Mark	phillydrd@yahoo.com	305 289-9899
Bug Away	Sam		305 872-0700
Hammerhead Termite Control	Michelle Weinberg	info@tentfumigation.com	305 515-2800
Orkin			305 451-5155
The Bug Lady	Marsa Matheny	arsa@The-Bug-Lady-X-Terminator.com	305 515-0396
Truly Nolan Inc	Stella Diaz	manager.072@trulymail.net	305 743-9988
PET SITTERS			
Pampered Paws	Debbie Giamatti		305 797-9060
Terrence The Critter Sitter	Terrence Thompson	dreamlarp@yahoo.com	305 395-0966
PLUMBING / SEPTIC / SEWAGE			
3rd Generation Plumbing	Dan Morales	jm@3rdgenerationplumbing.com	305 743-4245
Blue Water Plumbing	David Lewis	keysbluewater@hotmail.com	305 872-1876
Carlos' Plumbing Solutions	Carlos Guerra		305 896-0206
Eggert Plumbing	Bruce Eggert		305 872-4304
Mike Haack Excavating Inc.	Ann Haack	haacka@bellsouth.net	305 872-8945
Howie Concrete Products	Doug	Howieconprod@aol.com	305 872-3734
Middle Keys Plumbing	James		305 394-3912
Terry Smith Inc.	Terry	terrymyrret@yahoo.com	305 304-2459
POOL / SPA CONSTRUCTION & MAINTENANCE			
Island City Pools	Donnie Barton		305 797-2600
JLM Pool Service	Jim Miller		305 587-8979
Paradise Pools			305 745-2470
South Wind Pools	Robert & Heather	southwindpools@gmail.com	305 294-7665
Tropical Pools of the Keys	Mark Jacheleski		305 395-2160
PROPANE GAS			
All Keys Gas		www.allkeysgas.com	305 872-4545
True Value Hardware			305 872-2337
Winn Dixie			305 872-4124
ROOFING			
John Rodgers Roofing	Rick Williams	dolphinlammer@aol.com	305 797-0985
Keys Roofing, Inc.			305 872-0772
Ryan Construction Services	Tom Ryan		305 872-3769
SURVEYS			
Florida Keys Land	Eric Isaacs	fksemail@gmail.com	305 394-3690
Island Surveying Inc.		info@islandsurveyinginckw.com	305 293-0466
Reece & White	Loraine or Kris	reecepa@aol.com	305 872-1348

SUBJECT	CONTACT	EMAIL	PHONE
UTILITIES			
AT&T			888-759-6500
Comcast (Cable/internet)			305-292-8376
FCAA (Water)			305 296-2454
DirecTV	Sammy Sam	samkeysDTV@yahoo.com	305 896-3017
Keys Energy Systems (Electric)			305 294-6316
Waste Management Inc.			305 296-8297

As a service to potential buyers of property in the Lower Keys, we compiled a list of Service Providers to assist you in evaluating and closing your purchase. There is no implied warranty of competency or qualification. This is a partial list only as other qualified professionals may be available to assist you. The list is for suggestion only for you to interview and determine your choice of whom to employ, as a Broker and the Broker's agent(s) accept no responsibility for completeness or quality of work performed. Please consult the Phone Book Yellow Pages for others.

Buyer Initials: _____ Date: _____ Buyer Initials: _____ Date: _____ Updated Sep 2013

SERVICE PROVIDERS FOR THE UPPER KEYS

SUBJECT	CONTACT	Email	PHONE
A/C, HEATING & REFRIGERATION REPAIR			
Houston Air	Jennifer	info@houstonair.com	305-852-2960
Dennis Garrett	Mary	garrett52keys@bellsouth.net	305-852-7799
Rex Air	Rex	info@rexairac.com	305-852-8230
AAA Sub Zero	Charlie	hvac42@gmail.com	305-852-2100
APPLIANCES			
Houston Air	Jennifer	info@houstonair.com	305-852-2960
Dennis Garrett	Angela	garrett52keys@bellsouth.net	305-852-7799
Michael's Maintenance	Michael	michaelsappl@yahoo.com	305-664-3662
Ninehouser	Mary	ninehauser@bellsouth.net	305-451-9999
Rex Air	Rex	info@rexairac.com	305-852-8230
APPRAISERS			
Brandvold Appraisal	Maria Brandvold	keysappr@gmail.com	305-289-7220
Island Appraisal	Pat Rosendale	islandappraisal@gmail.com	305-517-9882
ARCHITECTS			
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-743-7130
Keith Hock	Keith	hockkeith@comcast.net	305-743-4390
ATTORNEYS/TITLE INSURANCE/CLOSING COMPANYS			
Cullen, Russell	Russell Cullen	rcullen@cullenlaw.cc	305-451-5737
Gessel, Patricia	Pat Gessel	pgessel@aol.com	305-453-5277
Lupino, James	Jim Lupino	jlupino@tropicalaw.com	305-852-8440
Miklas, Joe	Joe Miklas	joe@flkeyslawoffice.com	305-852-7225
Mulick, Nick	Nick Mulick	lisa@mulicklaw.com	305-852-9292
Tobin, Andrew	Andrew Tobin	tobinlaw@terranova.net	305-852-3388
Wright, Tom PA	Tom Wright	twlaw@bellsouth.net	305-743-8118
BANKS			
Centennial Bank	Islamorada	lortiz@my100bank.com	305-676-3051
Centennial Bank	Key Largo	jhawkins@my100bank.com	305-451-1741
First State Bank	Islamorada	angiea@keysbank.com	305-664-9070
First State Bank	Key Largo	laurab@keysbank.com	305-451-3033
Iberia Bank	Marathon	tammy.elwell@iberiabank.com	305-664-4467
Wells Fargo	Islamorada	raina.perez@wellsfargo.com	305-451-4477
BB&T	Tavernier	gmarzoa@bbandt.com	305-852-4500
BOUNDARY SURVEY & ELEVATION CERTIFICATE			
Frank & Elliot	Frank/Elliot		305-664-0764
Massey, David	David Massey	mrsurveying@att.net	305-853-0066
BUILDERS/CONTRACTORS/REMODEL/SEAWALLS			
B&L Trim Inc.	Brice Stevenson		305-743-8576
Charlie Miller	Charlie Miller	cem614@bellsouth.net	305-289-0005
Dalrymple Construction Co	Jim Dalrymple	dalr5145@bellsouth.net	305-743-6456
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-743-7130

SUBJECT	CONTACT	Email	PHONE
Grill Construction	Jon Grill	jongrill@bellsouth.net	305-743-4405
Kings Enterprises	Nick Wielander	wielandn@bellsouth.net	305-522-6567
Royal Crest Homes	Andrew George	andrew@royal-crest.com	239-768-1787
Ryder Construction	Jeff Ryder	ryderconstruction@bellsouth.net	305-289-8331
Merrill Homes		merrillhomes@bellsouth.net	305-744-0711
Muddobbers Seawalls	Russell Moore	Cell: 305-304-7011	305-872-2052
Cornerstone Construction	John Gilbert Jr	john@cornerstoneconstruction.net	305- 852-4185
Long Key Construction	Mike Dooley	http://dooleyconstruction.com	305- 852-2806
ST Sparks Construction Inc	Sammy	islandcrybaby@bellsouth.net	305-853-9363
BUILDING SUPPLIES			
Home Depot of Marathon			305-289-1966
KLI True Value Home Improvement Center - Key Largo			305-451-0311
CARPET CLEANING			
AAA Professionals Carpet & Furniture Cleaning			305-451-1003
Advanced Cleaning Systems			305-451-1475
Islamorada Cleaners			305-852-4044
Service Master			305-664-4400
CLEANING SERVICE			
Maria Elena Ornelas	Maria Elena Ornelas	ornelaselena@live.com	305-304-8313
Norka	Norka	jnorkaa@aol.com	305-453-0134
The Pink Gals Cleaning Service	Marlen	marlenfish@yahoo.com	305-498-6009
COMPUTERS			
Tropical Technology	John Hally	chris@tropicaltech.com	305-872-0452
COPIER SERVICE & SUPPLIES			
Sands of the Keys	Margi	info@sandsofthekeys.com	305-852-4378
DAVITS/BOAT LIFTS			
Dolphin Hydraulics	Tim Knight	knighthydraulics@yahoo.com	305-872-3312
Lifetime Dock & Davits	Nicole & Doug	doug@lifetimeboatlifts.com	305-745-2840
Professional Marine Boat Lifts Services	Randy		305-745-3406
ELECTRICAL			
Custom Electric	Phil Shannon	customelectric@bellsouth.net	305-852-3599
Gentes, Kenneth R. LLC	Ken	kenny@floridakeyselectric.com	305-852-7732
Wire Nuts Electric	Steve Caputo	wirenutselect@aol.com	305-451-0939
ENGINEERS			
Glen Boe & Associates	Sean Kurwin	glenboe@bellsouth.net	305-743-9121
Reynolds Engineering Services	James Reynolds	reynoldsengeer@bellsouth.net	305-394-5987
Thomas Timmins PE	Tom		305-872-4060
Solaria Design	Steve Grasley	steve@solariadesigh.com	305-393-1454
Weiler Engineering	Serga Mashtakov	smash@yahoo.com	305-289-4161
Atkins Engineering, Inc	Lance Atkins	mail@ae-fl.com	305-451-4557
Keys Engineering Services	Pauline Ingram	mail@keyseng.com	305-852-0262

SUBJECT	CONTACT	Email	PHONE
FINANCING			
All Keys Mortgage	Monica Moore		305-451-9898
Capital Bank	Rich Thompkins	rich.thompkins@capitalbank-us.com	305-743-0072
Centennial Bank	Nina Cotter	ncotter@my100bank.com	305-664-0101
Choice Mortgage Company	Donna Pacho		305-451-9669
Fairway Mortgage	Linda Lutrell	lindal@fairwaymc.com	305-743-3220
First State Bank	Renee Sebastian	renees@keysbank.com	305-664-4874
HT Lenders	Carol Greene	carol.greene@htlenders.com	305-735-4033
TD Bank	Richard Tritten	richard.tritten@td.com	561-310-0591
Wells Fargo	Lisa Feliciano	lisa.feliciano@wellsfargo.com	305-766-0643
FENCING/GATES/TILE			
Monroe County Fence Co.	H.J. Matthews		305-451-3504
Island Aluminum of the Keys			305-853-0553
Lopez Tile			305-289-1465
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-481-1395
Ivan Tile	Ivan		305-743-5562
FLOORING & BLINDS			
Milestone Shutters/ Blinds & Shutters			305-304-4013
Discount Blinds	Donald Martin		305-872-1295
Engrave-A-Tech (Flooring)		EngraveATech@aol.com	305-745-3060
HOME INSPECTIONS			
A1 Home Inspection of the Keys			305-393-3000
Blue Water Engineering		www.ebluewater.com	305-852-4245
Home Pro Inspections	Mark Hall	www.homeproflkeys.com	305-451-0740
Horizon Home Inspections	Keith Juff	huff_c@besslouth.net	954-752-7690
Island Breeze	Bill Morris	islandbreezehi@bellsouth.net	305-872-7334
Island Homes of the Keys	David Engel	djengel@live.com	305-304-4501
Jack Rogers	Jack	none	305-304-6997
Stoker Inspection Service	Jim Stoker	jim@stokerinspections.com	305-852-1725
GENERAL HANDYMAN			
MJH Construction	Mark Hooper	amrkhooper15@aol.com	305-393-5474
INSURANCE			
Island Risk Management		bzlockie@comcast.net	306-664-8879
Johnson Insurance			305-852-9247
Keys Insurance	Christine Thing	cthing@keysinsurance.com	305-453-1445
Morgan Insurance	Said Ibouchoukene	said@tmigfla.com	305-872-4788
Regan Insurance		info@reganinsuranceinc.com	305-852-5180
INTERIOR DESIGN			
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-743-7130
Furniture Art Gallery	Julie Tong	fgjuliet@bellsouth.net	305-743-2740
Raisa Gonzalez	Raisa Gonzalez	gonzalezraisa@comcast.net	305-289-8211

SUBJECT	CONTACT	Email	PHONE
LANDSCAPE/IRRIGATION SYSTEMS			
Arbortech	Tom Domiano	arbortechmail@yahoo.com	305-434-3000
D'Asign Source & Co Inc	Landscape Designers	fdascanio@dasignsource.com	305-743-7130
Tree Sons Landscaping	Pete Garcia		305-304-9284
Tim Matthews Tree & Landscaping	Tim Matthews	timmatthewstree@bellsouth.net	305-853-7044
Blue Island Irrigation	Rick Dekeyser	rick@blueislandinc.net	305-293-8444
Property Doctors	Robin Woodland	propertydoctors@att.net	305-743-6374
LOCKSMITH			
A-Able Locksmiths	Key Largo	authorize@ablekeys.com	305-451-0107
A-Able Locksmiths	Tavernier	authorize@ablekeys.com	305-853-5757
A-Able Locksmiths	Islamorada	authorize@ablekeys.com	305-664-3181
Bell's Keys	Islamorada		305-852-1677
MOLD REMOVAL			
CMT Mold Treatment	Gary	gary@certifiedmoldtreatment.com	305-879-1839
Royal Plus	Scott		305-296-8083
PAINTING			
Al's Carpet & Tile	Al	alscarpet@gmail.com	305- 451-9832
Oceanside Tile & Granite Inc			305- 453-1919
PEST CONTROL			
Arrow Termite & Pest Control			305-451-0910
Charter Pest Control	Chris	santeacquisitions@bellsouth.net	305-451-3389
Drew Pest Control			305-451-1849
Orkin Exterminating			305-852-8110
Termite & Fumigation	Bob Lozano		305-852-0099
Truly Nolan	Mike Ruiz	manager.072@trulymail.net	305-748-2997
PET SITTERS			
The Pet Motel		www.thepetmotel.org	305-451-3678
Pampered Paws			305-872-3881
PLUMBING/SEPTIC/SEWAGE			
Bayside Plumbing Maintenance		info@baysidecompanies.com	305-390-2429
Gibus Plumbing			305-852-8154
Hoefert & Sons Inc.		hoefertandsons@floridakeyscontractor.com	305-852-5283
John's Plumbing Service	John		305-852-4152
Nationwide Plumbing		nationwide213@yahoo.com	305-853-1848
Three Amigos Plumbing			305-367-1093
Weaver Plumbing		weaverplumbing.net	305-852-9783
Windy Day Plumbing	Chris	chris_hope@bellsouth.net	305-664-9701
3rd Generation Plumbing	Dan Morales	jm@3rdgenerationplumbing.com	305-743-4245
Enos Mitchell Septic	Enos Mitchell	enosmitchell@comcast.net	305-451-3526
POOL/SPA CONSTRUCTION & MAINTENANCE			
Reef tropical Pools	David	david@reeftropical.com	305-367-2005
RT Enterprises			305-367-2533

SUBJECT	CONTACT	Email	PHONE
PROPANE GAS			
All Keys Gas Service		www.allkeysgas.com	305-745-1122
ROOFING			
Bob Hilson & Co.	Bob	receptionist@bobhilson.com	305-451-2927
Keys Roofing		keysroofinginc@bellsouth.net	305-451-5678
Lindholm Roofing	Rick Lindholm	info@ricklindholm.com	305-767-1190
Victor's Roofing			305-852-7011
UTILITIES			
FCAA (Water)			305-852-8068
FKEC (Electric)			305-852-2431
Bellsouth Residential			888-757-6500
Bellsouth Business			866-620-6000
Comcast (Cable/internet)			800-266-2278
AT&T			888-759-6500

As a service to potential buyers of property in the Upper Keys, we compiled a list of Service Providers to assist you in evaluating and closing your purchase. There is no implied warranty of competency or qualification. This is a partial list only as other qualified professionals may be available to assist you. The list is for suggestion only for you to interview and determine your choice of whom to employ, as a Broker and the Broker's agent(s) accept no responsibility for completeness or quality of work performed. Please consult the Phone Book Yellow Pages for others.

Buyer Initials: _____ Date: _____ Buyer Initials: _____ Date: _____ Updated Sep 2013

SERVICE PROVIDERS FOR KEY WEST				
	Contact	Address	Phone	Internet/Email
Accountants				
Catafolmo & Farrelly	Gregory Farrelly	506 Louisa Street	305-293-8587	
Orpeza & Parks	John Parks	815 Peacock Plaza	305-294-1049	www.orpeza-parks.com
Air Conditioning				
Artic Temp		9699 Overseas Hwy, Marathon	305-743-5288	artictempinc.com/
Island Refrigeration & A/C	David McCain	3255 Flagler Avenue, #308	305-294-7246	www.keywestacrepair.com
Keys Air Solution	Rafi Gvili	2405 Linda Ave.	305-896-0888	www.keysairsolution.com
Keys Cooling	Chris Gazzale	3000 Venetian	305-304-7017 & 305-745-1200	www.keywestac.com
Total Temperature Control	Charlie Roberts	5585 2nd Ave.	305-296-7634	www.totaltemperaturecontrol.com
Windswept AC & Appliance		2735 Overseas Hwy, Marathon	305-289-1748	windsweptac@yahoo.com
Appliances				
Certified Appliance Repair Inc.	Michael Cervantes	5550 5th Avenue #5	305-296-4066	www.certappl.com
Appraisers				
All Keys Appraisals Company	Terence O. Thielen	1010 Kennedy Drive, Ste 306	305-296-9255	allkeysappraisal@aol.com
Andy Ceberis Appraisal Service	Andy Ceberis	17 Arbutus	305-294-4491	aceberio@aol.com
Appraisal Company of Key West	Richard Padron	3229 Flagler Street	305-296-4568	info@fla-keysappraisals.com
Appraisers of the Keys	Kevin Talbot	3208 Flagler Street	305-296-0831	AOKreal@aol.com
Appraisers in Paradise	Dee Dee Harnish	142 Simonton Street, Suite 700	305-296-2148	deedee@appraisersinparadise.com
Bone Island Appraisal	Matt Zintsmaster	925 White Street	305-295-8338	www.boneislandappraisal.com
Lucy Paige Appraisals		1007 Loggerhead Ln., Summerland Key	305-744-0953	lucypaige@mindspring.com
Pelican Appraisals	Frances Gaul	1300 15th Ct., #5	305-293-0638	francescakw@aol.com
Architect & Land Planners				
Craig Company	Donald Craig	610 White Street	305-294-1515	mail@craigcompany.com
David S. Koppell	David Koppell		305-797-1465	koppelds@yahoo.com
mbi k2m Architecture Inc.	Michael Ingram	1001 Whitehead Street	305-292-7722	mingram@mbi-k2m.com
Peter Pike & Associates	Peter Pike	471 U.S. Hwy 1, Suite 101	305-296-1692	
William Horn	William Horn	915 Eaton Street	305-296-8302	wphorn@aol.com
Builders / Carpenters				
Artisan Builders Inc.	Mike McGill	554 Porter Lane	305-923-2298	info@artisanbuilders.biz
Conch Republic Home Repair	Peter Tryon	Sugarloaf, FL	305-395-9321	conchrepublic@bellsouth.net
Denis Savoie Construction	Denis Savoie	1514 VonPhister	305-292-9992	
Hamilton Builders	James Hamilton	PO Box 4743	305-923-0054	
Key King Enterprises Inc.	Gregory Wellet	P.O. Box 2116	305-766-3430	www.keykingkw.com
Yoel LaMadrid			305-304-3251	
City of Key West				
Code Enforcement	Jim Young		305-809-3734	jyoung@keywestcity.com
Licensing & Permits	Carolyn Walker		305-809-3955	cwalker@keywestcity.com
Cleaning Service				
Key West Healthy Home	Maggie / Sofia	919 Packer St.	305-849-4523	megibar@msn.com
Closing Agents				
Feldman, Koenig, Highsmith & VanLoon	Tim Koenig	3158 Northside Drive	305-296-8851	reception@fkhlaw.com
First American Title Co.	Clif Pac	3132 Northside Dr.	305-296-2967	www.firstam.com
Marci Rose	Marci Rose	818 White Street	305-293-1881	www.counseloratlarge.com
Stones & Cardenas	Ginny Stones/Susan Cardenas	221 Simonton Street	305-294-0252	info@stonescardenas.com
The Closing Department	Debbie Condella	3432 Duck Avenue	305-293-9925	debbie@comcast.net
Docks				
Glen Boe Associates	Sean Kriwan	5800 Overseas Highway #4, Maratho	305-743-9121	
Electrical				
Kennedy Electric	Paul Marotte	5611 3rd Avenue	305-294-1668	
Lighthouse Electric	Dennis Piscopink	900 Frances Street	305-395-9999	
Estate Sales				
Susie's Key West Estate Sales	Sue O'Brien		305-587-4616	susieskeywestestatesales.net/home
Exterminator				
Keys Pest Control	Gilbert Font	3208 Flagler Avenue	305-294-5048	www.keyspestcontrol.com
Orkin	Chris	5684 Maloney Ave.	305-294-2583	
Home Inspection				
Associated Home Inspectors	Rick Gegorek	151 Shore Drive, Sugarloaf	305-745-3411	www.ahifloridakeys.com
Conch Republic Home Inspection Services	Peter Tryon	Sugarloaf Key	305-395-9321	conchrepublic@bellsouth.net
Inspect Key West Inc.	Hugh Johnson	2404 Staples Ave.	305-923-6174	inspectkeywest@gmail.com
Island Color Inspection Services	Richard McGarry	19541 Aztec Street, Sugarloaf	305-745-9974	
Keysinspector, Inc.	Byron Agababian	29130 Camellia Lane, Big Pine	305-396-2037	byronaga@gmail.com
Keys Quality Home Services	David Buckwalter	17238 Dolphin St East, Sugarloaf	305-744-0334	
R. E. Reece Home Inspectors	Bob Reece	P.O. Box 4321231, Big Pine	305-872-1348	reesewwr@gmail.com

SERVICE PROVIDERS FOR KEY WEST

	Contact	Address	Phone	Internet/Email
Insurance				
Atlantic Pacific Insurance	Rebecca Horan	1010 Kennedy Dr., Ste 203	305-294-7696	bhoran@apins.com
Diamond Insurance	Jon Diamond	2027 Flagler	305-292-6060	jdiamond@kwdiamond.com
Isaksen Insurance	John F. Isaksen	32 Spoonbill Way	305-923-6118	isakseng@bellsouth.net
Landscaping				
Indigenous Landscapes	Jason Lloyd	1109 Varela Street	305-322-9966	www.indigenouslandscapes.net
Landscape KeyWest, Inc.	Kevin Jacobson	2413 Linda Avenue	305-360-2329	
Mama's Garden Center		111 Overseas Hwy.	305-296-1617	www.callyourmama.net
Native Landscape Design	Rob Crider	2720 N. Roosevelt Blvd.	305-304-3144	
Land Use & Development				
Owen Trepanier & Associates	Owen Trepanier	PO Box 2155	305-293-8983	owen@owentepanier.com
Mortgage Lenders				
Bank of America	Joy Wilson		305-394-5318	joy.wilson@bankofamerica.com
Bank of America	Lisa Feliciano	99551 Overseas Hwy. Key Largo	305-766-0643	lisa.feliciano@bankofamerica.com
Blue Water Mortgage Co.	Darold George	88665 Overseas Hwy., Islamorada	305-852-8800	Darold@ebluwater.com
Centennial Bank	Todd German	2514 N. Roosevelt Boulevard	305-292-3852	
Flagship Financial Services	Diane C. Rodger	PO Box 2656	305-304-1908	diane@yourkeyshome.com
First State Bank	Ani Madruga		305-293-7130 & 305-308-3210	
Keys Financial	Ruben Concepcion / Pat Labrada	1760 Roosevelt Boulevard	305-294-1484	ruben@keysfinancial.com
MetLife	Karen Eberle		513-974-5160	keberle@metlife.com
Orion Bank	Heather Roberts	1000 Kennedy Drive	305-296-0016	heather@orionbank.com
Windsor Capital	Roger Charriere		954-540-3223	
Painters				
Premier Painters	Chuck Clapp	114 Angela St.	305-292-6788	
Rainbow Painters	Jake Riley		305-294-4837	www.RainbowPaintersInc.com
Plumbing				
Frank's Plumbing	Sandy		305-293-0227	
Pool Maintenance				
Aqua Clean Pool & Spa	Ricky Jackson	2428 Linda Avenue	305-294-7127	
Paradise Pool	Rick	105 Shore Dr., Sgrif.	305-797-5637 800-748-7665	paradisepool@bellsouth.net
Pool Wizard	Dan Bosco	1608 Seminary St.	305-747-0569	
The Pool Man	Dan Rezendes	P.O. Box 5176	305-240-1463	thepoolmanofkeywest@comcast.net
Roofing				
A Plus		5686 Maloney Avenue	305-296-2568	aplusroofingkeywest.com
Dan-Ace Roofing, Inc.	Dan Acevedo	571 Park Drive	305-294-2380	
Survey/Structural				
O'Flynn Surveying	J. Lynn O'Flynn	3430 Duck Avenue, KW	305-296-7422	www.oflynnsurveying.com
		19960 Overseas Hwy, Summerland	305-744-9944	www.oflynnsurveying.com
Bill Reese	Wm Reese	30364 Quail Roast Trail	305-872-1348	reeseewr@gmail.com
Termites				
Hammerhead		30385 Quail Roost Trail	305-515-2800	info@tentfumigation.com
Orkin	Chris	5684 Maloney Ave.	305-294-2583	
Windows				
Clean Windows	Penny, Chester		305-296-2300	
Yard Work & Odd Jobs				
Yard Work & Odd Jobs	Travis		305-849-9995	
Plumbing				
Frank's Plumbing	Sandy	1609 United St.	305-293-0227	

As a service to potential buyers of property in the Key West area, we compiled a list of Service Providers to assist you in evaluating and closing your purchase. There is no implied warranty of competency or qualification. This is a partial list only as other qualified professionals may be available to assist you. The list is for suggestion only for you to interview and determine your choice of whom to employ, as the Broker and the Broker's agent(s) accept no responsibility for completeness or quality of work performed. Please consult the Phone Book Yellow Pages for others.

Buyer Initials: _____ Date: _____ Buyer Initials: _____ Date: _____



SCHMITT
REAL ESTATE CO.

SERVICE PROVIDER INFORMATION FOR NEWCOMERS

IMPORTANT! YOU MUST CALL THE APPROPRIATE AGENCY DIRECTLY FOR SERVICES AS THEY REQUIRE YOUR PERSONAL INFORMATION

I. ESTABLISHING SERVICE TO YOUR PROPERTY

1. ELECTRIC SERVICE

Lower Keys and Key West (West of 7 Mile Bridge)

Keys Energy Service (305) 295-1000 – www.keysenergy.com

1. Key West: 1001 James Street (305) 295-1000---also for Big Pine

Middle and Upper Keys (East of 7 Mile Bridge)

Florida Keys Electric Cooperative – www.fkec.com

1. Marathon: 3421 Overseas Hwy, MM 48.8 (305) 743-5344
2. Tavernier: 91605 Overseas Hwy. MM 91.5 (305) 852-2431

Items you will need for electric service:

1. Visit the office BEFORE 3pm for same day service
2. Driver's license
3. Social security number
4. Deposit
5. If rental unit- bring a copy of the lease

2. WATER SERVICE

Florida Keys Aqueduct Authority (FKAA) – www.fkaa.com

Lower Keys: Key West: 1100 Kennedy Drive (305) 296-2454, Fax: 295-2188

Middle Keys: Marathon: 3200 Overseas Hwy (305) 289-6161, Fax: 295-2157

Upper Keys: Tavernier: 91620 Overseas Hwy (305) 853-1999, Fax: 295-2285

Items you will need for water service:

1. On the day of closing, no sooner, and BEFORE 4 pm, have your attorney or title co. fax a copy of the deed to your property to FKAA to ensure water service that day
2. Driver's license
3. Social security number
4. Deposit
5. If rental unit- bring a copy of the lease

3. TELEPHONE SERVICE

AT&T U-VERSE www.att.com

1. Residential: 1-877-658-6096 or Business: 1-888-944-0447
2. It is helpful if you know the previous owner's telephone number before calling

4. GARBAGE SERVICE

Lower Keys and Key West **www.wm.com**

Waste Management Garbage Collection US Hwy 1, Stock Island (305) 296-8297

City of Marathon, Duck Key, and Conch Key

Marathon: Marathon Garbage Service 4290 ½ Overseas Hwy (305) 743-5165

Upper Keys – Long Key, North and Key Largo MM 112 to Tavernier

Keys Sanitary Service 300 Central Avenue (305) 451-2025

Islamorada

Onyx Waste Services - 86490 O/S Hwy Isla (305) 853-3433

5. CABLE TV SERVICE

Comcast – www.comcast.com

Call: 1-800-292-8376

Marathon 300 Sombrero Beach Rd. 305-743-9440 / 292-8376

AT&T U-Verse 877-658-6096

6.COMPUTER CONNECTION

Comcast – www.comcast.com 1-800-292-8376

Marathon: 300 Sombrero Beach Rd. 305-743-9440 / 292-8376

AT&T U-Verse: 877-658-6096

II. ADDITIONAL HELPFUL SERVICES INFORMATION

1. POST OFFICES - MAIN BRANCH

Post Office Locations:

1. Marathon: 5171 Overseas HWY (305) 743-5238
2. Key Colony Beach: City Hall (305) 743-2249
3. Key West: 400 Whitehead St (305)-294-9537
4. Key Largo: 100100 Overseas Hwy (305) 743-2249
5. Long Key: 68340 US Hwy 1, Layton (305) 664-4112
6. Islamorada: 82803 Overseas Hwy, (305) 664-4738
7. Tavernier: 91200 Overseas Hwy, (305) 853-1230
8. Big Pine Key: 29959 Overseas Hwy (305) 872-2531
9. Summerland Key: 2470 Overseas Hwy (305) 745-3391

2. LOCAL HOSPITALS

Hospital Locations

1. Key West: Lower Keys Medical Center, 5900 College Road (305) 294-5531
2. Marathon: Fisherman's Hospital, 3301 Overseas Hwy (305) 743-5533
3. Tavernier: Mariners Hospital, MM 91 ½ (305) 434-3000

3. LIBRARIES

Monroe County Main Library Branch locations:

1. Key West: 700 Fleming (305) 292-3595
2. Big Pine: 213 Key Deer Blvd. (305) 872-0992
3. Marathon: 3251 Overseas Highway (305) 743-5156
4. Key Largo: 101-4 Trade Winds Shopping Center 101485 Overseas Hwy. - (305) 451-2396
5. Islamorada: Mile Marker 81.5, Bayside (305) 664-4645

4. VEHICLE REGISTRATION

Monroe County Tax Collector's Office – www.monroetaxcollector.com

New residents must register their vehicles and obtain Florida license tags within 30 days of establishing legal residency or by the day they begin work in Florida or by the time they register their children in school.

Office Locations:

1. Key West: 1200 Truman Avenue, Suite 101 (305) 295-5000
2. Big Pine: Winn Dixie Shopping Center 201 Key Deer Blvd. (305) 295-5000
3. Marathon: 3101 Overseas Highway (305) 295-5000
4. Key Largo: Trade Winds Plaza, MM 101.5 (305) 853-3562
5. Tavernier: 88800 Overseas Highway (305) 852-7150

Items you will need:

1. Proof of vehicle ownership
2. Proof of insurance
3. Previous out-of-state title and registration
4. A state form that includes the vehicle registration number and odometer reading
5. Valid driver's license and a second form of personal identification
6. The vehicle you are registering

5. BOAT REGISTRATION

Monroe County Tax Collector's Office – www.monroetaxcollector.com

Registration is required on all boats with motors, regardless of size. A valid out-of-state registration of any pleasure craft is recognized for up to 90 days in Florida. After that, Florida registration is required. Fees vary according to the length of the boat.

Office Locations:

1. Key West: 3439 Roosevelt Blvd, (305) 295-5000
2. Big Pine: Winn Dixie Shopping Center 201 Key Deer Blvd. (305) 295-5000
3. Marathon: 3101 Overseas Highway (305) 295-5000
4. Key Largo: Trade Winds Plaza 101463 Overseas Hwy (305) 853-3562
5. Tavernier: 88800 Overseas Highway (305) 852-7150

Items you will need:

1. Title and/or registration
2. Valid driver's license and a second form of personal identification

6. OBTAINING A FLORIDA DRIVER'S LICENSE

Monroe County Tax Collector's Office - - <http://www.monroetaxcollector.com/>

1. New residents are required to pass only a visual examination if they have a valid driver's license from another state - an appointment is recommended
2. A new license costs \$54.25 and is valid for 6 years; License renewal is \$54.25;
3. Replacement cost is \$31.25
4. Drivers must be at least 16 yrs. old to qualify for a driver's license and 15 yrs. old. to get a restricted operators permit

Office Locations:

1. Key West: 1200 Truman Avenue, Suite 101 (305) 295-5010
2. Big Pine: Winn Dixie Shopping Center 201 Key Deer Blvd (305) 872-3653
3. Marathon: 3384 Overseas Highway (305) 289-2306
4. Key Largo: Trade Winds Shop Paza (MM 202) 101463 Overseas Hwy (305) 853-3562
5. Tavernier: 88800 Overseas Highway (305) 295-5010

Items to bring:

1. Proof of Social Security Number – Such as: SSN Card, W-2 Form, Pay Check, DD-214 or School Record
2. Valid out-of-state driver's license
3. Passports, Residents Cards, etc. must be valid and not expired
4. Current Utility Bill or other proof of residence

7. OBTAINING A FLORIDA VOTER REGISTRATION CARD

You may register at any bank or library in Monroe County or call the voter registration office in your community. You may also register when getting your Florida Driver's License

www.keys-elections.org E-Mail: info@keys-elections.org

Office locations:

1. Key West: 3439 S. Roosevelt Blvd (305) 293-6338
2. Big Pine: 201 Key Deer Blvd (305) 872-3652
3. Marathon: 3380 Overseas Hwy, MM 48 (305) 289-2306
4. Key Largo: Trade Winds Plaza, MM 101 (305) 853-3562

8. SCHOOLS AND COLLEGES

1. **Monroe County School District - www.keysschools.schoolfusion.com**

Main Office, 241 Trumbo Road, Key West (305) 293-1400

2. **Florida Keys Community College – <http://www.fkcc.edu>**

Main Office, Key West (305) 296-9081

9. FISHING AND HUNTING LICENSE INFORMATION

Licenses are available from Monroe County Tax Collector's offices or substations ranging from bait shops to department stores such as Kmart. For further information, call:

Florida Fish and Wildlife Conservation Commission (305) 289-2330

Monroe County Tax Collector's Office locations - <http://www.monroetaxcollector.com/>

1. Key West: 1200 Truman Avenue, Suite 101 (305) 295-5000
2. Big Pine: Winn Dixie Shopping Center, 201 Key Deer Blvd. #16 (305) 872-3652
3. Marathon: 490 63rd Street Ocean (305) 289-6017
4. Key Largo: 101463 Overseas Hwy (305) 853-3562
5. Tavernier: 88800 Overseas Highway (305) 852-7150

10. CITY GOVERNMENT OFFICES

Local City Offices:

1. Marathon City Hall - <http://www.ci.marathon.fl.us/> 9805 Overseas Hwy (305) 743-0033
2. Key West - <http://www.keywestcity.com> 3132 Flagler Ave. (305) 809-3700
3. Key Colony Beach - <http://www.keycolonybeach.net/> 600 W. Ocean Dr. (305) 289-1212
4. Village of Islands Islamorada - <http://www.islamorada.fl.us/> 87000 O/Hwy (305) 664-6400
5. Layton - PO Box 778 (Open Fridays) (305) 664-4667

11. COUNTY GOVERNMENT OFFICES

1. Monroe County Government Center – www.monroecounty-fl.gov

Key West: 1100 Simonton St., (305) 292-4441

2. Monroe County Growth Management Division - www.monroecounty-fl.gov

Marathon: 2798 Overseas Hwy, (305) 289-2810

A. Code Enforcement - www.monroecounty-fl.gov

Lower Keys: Key West: 3139 Riviera Ave. www.keywestcity.com (305) 809-3740

Middle Keys: Marathon: 2798 Overseas Hwy Ste. 330 (305) 289-2810

Upper Keys: Tavernier: Plantation Key 88820 Overseas Hwy (305) 852-7135

B. Planning and Environmental Resources - www.monroecounty-fl.gov

Middle Keys: Marathon 2798 Overseas Highway Suite 400 (305) 289-2500

Upper Keys: Tavernier 88800 Overseas Highway (305) 852-7100

Key West: 3140 Flagler St. (Permits) (305) 809-3956

C. Building Department - www.monroecounty-fl.gov

Lower Keys: Key West 5503 College Rd. #203 (305) 295-3990

Middle Keys: Marathon 2798 Overseas Highway Suite 300 (305) 289-2501

Upper Keys: Tavernier 88800 Overseas Highway (305) 852-7100

3. Monroe County Clerk's Office - <http://www.clerk-of-the-court.com/>

Lower Keys: Key West 500 Whitehead Street (305) 292-3550

Middle Keys: Marathon 3117 Overseas Hwy (305) 289-6027

Upper Keys: Plantation Key 88820 Overseas Hwy (305) 852-1469

4. Monroe County Property Appraiser - <http://www.mcpafl.org/>

Homestead Exemption: To qualify for homestead exemption for the first time, each person must have legal title to the property, as recorded in the official records of Monroe County, and who resides thereon and in good faith make the same his permanent residence, or the permanent residence of another or other legally or naturally dependent upon such person. Each person must reside on the property, have legal title and provide proof of residency as of January 1st of the year that they are applying. Property Owners can pre-file for homestead exemption. The deadline for filing for the upcoming tax year is **March 1**.

Lower Keys: Key West - Old Courthouse 500 Whitehead St - rear of Bldg. (305) 292-3420
Middle Keys: Marathon - 2798 Overseas Hwy Suite 310: (305) 289-2550
Upper Keys: Plantation Key - Jerry Ellis Building MM 88.7 Tavernier: (305) 852-7130

Bring the following documents to prove ownership and Florida residency dated prior to January 1st of the year in which you plan to file:

1. Deed as recorded in the Official Records of Monroe County
2. Voter Registration Card or Declaration of Domicile
3. Florida driver’s license
4. Florida vehicle registration
5. Social Security number
6. Mobile home owners must bring the title(s) or registration(s) for the mobile home

When filing for a homestead exemption, additional information will be requested from you:

1. Address on last income tax return
2. Current employer(s) of owners
3. Date of each owner’s permanent Florida residence
4. Date of occupancy
5. Exemptions filed last year (yes/no)
6. Present address of co-owner not residing on property

12. STATE GOVERNMENT

State of Florida Government - <http://www.state.fl.us/>

13. LAW ENFORCEMENT

1. Monroe County Sheriff's Office - <http://www.keysso.net/>

1-800-273-COPS

Lower Keys:

Key West - 5525 College Road (305) 296-2424

Cudjoe Key - Freeman Substation 20950 Overseas Highway (305) 745-3184

Middle Keys: Marathon Substation 3103 Overseas Highway (305) 289-2430

Upper Keys:

Islamorada - Islamorada Sheriffs District 87000 Overseas Highway (305) 664-6480

Tavernier - Spottswood Substation, Plantation Key 88770 Overseas Highway (305) 853-3211

2. City Police Departments

Key West: 1601 N. Roosevelt Blvd (305) 292-8200 Emergency 809-1111

Key Colony Beach: 600 W. Ocean Dr (305) 289-1212

3. Florida Highway Patrol

1-800-240-0453, Statewide cell number: *FHP

4. Florida Fish and Wildlife Conservation Commission

1-888-404-FWCC

14. KEYS AIRPORTS

Local airports:

1. Marathon: (305) 289-6060
2. Key West International Airport: (305) 296-5439

15. LOCAL CHAMBER OF COMMERCE OFFICES

Local Chamber Offices:

1. Greater Marathon Chamber: (305) 743-5417
2. Greater Key West Chamber: (305) 294-2587
3. Key Largo Chamber: (305) 451-1414
4. Islamorada Chamber: (305) 664-4503
5. Big Pine – Lower Keys Chamber: (305) 872-2411

16. HURRICANE AND SEVERE WEATHER PREPARATION INFO

Contact:

1. Monroe County Emergency Management
490 63rd Street Ocean, Suite 150 Marathon: (305) 289-6018, 1-800-427-8340
2. National Hurricane Center - <http://www.nhc.noaa.gov/>
3. For up-to-date emergency and weather related information tune into:
 - a. Local radio
 - b. Cable TV, channel 5 and 78
 - c. NOAA weather radio:
162.550 – Miami 162.400 – Key West 162.450 – Islamorada
4. **Check your local BellSouth Real Yellow Pages phone book in the Community Information section for more detailed information on hurricane/severe weather preparedness.**

17. NEWSPAPERS

Office Locations:

1. **The Florida Keys Keynote:** 3015 Overseas Hwy, Marathon: (305) 743-5551
2. **The Key West Keynote:** 2720-A N. Roosevelt Key West: (305) 296-6989
3. **The Key West Citizen:** 3420 Northside Dr, Key West; in Key West call (305) 292-7777 ext. 3
4. **The Independent:** 103400 Overseas Hwy, Suite #201-202: (305) 451-1887
5. **Key Largo Free Press:** 81549 Old Hwy Islamorada: (305) 664-2266
6. **The Key Largo/Tavernier & Marathon Weekly:** 5409 Overseas Hwy. Nr. 343
Marathon: (305) 743-0844
7. **The Reporter /Keynote:** 91655 Overseas Hwy, Tavernier: (305) 852-3216 FAX: (305) 852-8249

SERVICE PROVIDERS FOR THE MIDDLE KEYS

SUBJECT	CONTACT	Email	PHONE
A/C,/HEATING AND REFRIGERATION REPAIR			
Dana's A/C	Dana Banks	danasac@bellsouth.net	305-289-9498
Florida Keys A/C	Jon Murphy	alikatt@bellsouth.net	305-289-9515
Marathon Air	Steve Klein	marathonaircondi@bellsouth.net	305-743-5051
Windswept Appliances	Joel Cadbury	windsweptac@yahoo.com	305-289-1748
Artic Temp	Cathy Cavanaugh	cathy@artictempinc.com	305-743-5288
APPLIANCES			
Island Appliances (Service Only)	Harold	harold50@comcast.net	305-289-4282
Marathon Air	Steve Klein	marathonaircondi@bellsouth.net	305-743-5051
Windswept Appliances	Joel Cadbury	windsweptac@yahoo.com	305-289-1748
APPRAISERS			
A1A Appraisals	Ed Torrella	A1Appraisals@comcast.net	305-289-5599
Appraisal Certified Services	Erin Arnett	erin@appcert.net	305-481-0367
Appraisal Certified Services	Jennifer Heller	jeffiferheller7@yahoo.com	305-743-2171
Brandvold Appraisers	Maria Brandvold	keysappr@gmail.com	305-289-7220
ARCHITECTS			
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-743-7130
Keith Hock	Keith	hockkeith@comcast.net	305-743-4390
ATTORNEYS/TITLE INSURANCE/CLOSINGS COMPANIES			
Tom Wright PA	Tom Wright	twlaw@bellsouth.net	305-743-8118
John J. Wolfe PA	John Wolfe	wolfe@marathonlaw.com	305-743-9858
Christopher Waldera PA	Chris Waldera	cwaldera@aol.com	305-289-2223
David Kirwan PA	David Kirwan	kirwan@bellsouth.net	305-743-0375
True Title	Jackie	jackie@truetitleagency.com	305-872-4005
BUILDERS/CONTRACTORS/REMODEL/SEAWALLS			
B&L Trim Inc.	Brice Stevenson		305-743-8576
Charlie Miller	Charlie Miller	cem614@bellsouth.net	305-289-0005
Dalrymple Construction Co	Jim Dalrymple	dalr5145@bellsouth.net	305-743-6456
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-743-7130
Grill Construction	Jon Grill	jongrill@bellsouth.net	305-743-4405
Kings Enterprises	Nick Wielander	wielandn@bellsouth.net	305-522-6567
Royal Crest Homes	Andrew George	andrew@royal-crest.com	239-768-1787
Ryder Construction	Jeff Ryder	ryderconstruction@bellsouth.net	305-289-8331
Merrill Homes		merrillhomes@bellsouth.net	305-744-0711
Muddobbers Seawalls	Russell Moore	Cell: 305-304-7011	305-872-2052
BOUNDRY SURVEY & ELEVATION CERTIFICATE			
John Grimes	John Grimes	jpg3i@aol.com	305-743-4510
Prospect Surveying, LLC	Justin Srensland	prospectsurveying@gmail.com	305-587-4235
Reece & White	Loraine or Kris	reecepa@aol.com	305-872-1348
BUILDING SUPPLIES			
Home Depot			305-289-1966
Specialty Hardware Supply			305-743-3382
CARPET CLEANING			
Brian Smith Carpet Cleaning	Brian Smith		305-289-9482
Jim's Extreme Carpet Cleaning	Jim Houser		305-743-0043
Mikes Carpet Cleaning	Ron		305-743-6742
CLEANING SERVICE			
Daymis Aldania	Daymis Aldania	ivantile@comcast.net	305-481-4536
Debbies Cleaning & Maintenance	Debbie Struyf	dstruyf@aol.com	305-481-8379
Green Island Cleaning	Julie Caligiuri	julie.caligiuri@gmail.com	305-852-3255
Maria's Cleaning	Maria Triana	trianamaria@comcast.net	305-393-6064
Millie's Cleaning Service	Millie	milliescleaning@bellsouth.net	305-743-8448
WEB Cleaning	Wendy Bonilla	weweweb@aol.com	305-743-0043
COMPUTERS			
Tropical Technologies	John Hally	chris@tropicaltech.com	305-872-0452

SUBJECT	CONTACT	Email	PHONE
COPIER SERVICE & SUPPLY			
Sands of The Keys		info@sandsofthekeys.com	305-852-4378
DAVITS/BOAT LIFTS			
Dolphin Hydraulics	Tim Knight	knighthydraulics@yahoo.com	305-872-3312
Lifetime Dock & Davits	Nicole & Doug	doug@lifetimeboatlifts.com	305-745-2840
Professional Marine Boat Lifts Services	Randy		305-745-3406
ELECTRICAL			
Meacham Electric	Steve Meacham	meachst@aol.com	305-743-7855
Marathon Electric	Randy Mearns	rmmthelectric@aol.com	305-743-5805
Superior Electric	Dave Rodriquez	superelectrickey@aol.com	305-481-7182
ENGINEERS			
Glen Boe & Associates	Sean Kurwin	glenboe@bellsouth.net	305-743-9121
Reynolds Engineering Services	James Reynolds	reynoldsengeer@bellsouth.net	305-394-5987
Thomas Timmins PE	Tom		305-872-4060
Solaria Design	Steve Grasley	steve@solaridesigh.com	305-393-1454
Weiler Engineering	Serga Mashtakov	smash@yahoo.com	305-289-4161
FINANCING			
Home 1St Lending	John Mendoza	john.mendoza@homz	
Group One Mortgage	Michael Riviuccio	mriviuccio@grouponemortgage.us	561-262-8170
Capital Bank	Rich Thompkins	rich.thompkins@capitalbank-us.com	305-743-0072
Centennial Bank	Michael Kiraly	mkiraly@my100bank.com	305-676-3019
First State Bank	Jeff Smith	lorib@keysbank.com	305-289-4393
Iberia Bank	Heather Roberts	heather.roberts@iberiabank.com	305-296-0016
Mortgage Lending Solutions	Carolyn Frey	cafrey@mortgagelendingsolutions.com	305-735-2524
Wells Fargo	Lisa Feliciano	lisa.feliciano@wellsfargo.com	305-766-0643
FENCING/GATES/TILE			
Monroe County Fence Co.	H.J. Matthews		305-451-3504
Island Aluminum of the Keys			305-853-0553
Lopez Tile			305-289-1465
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-481-1395
Ivan Tile			305-743-5562
FLOORING & BLINDS			
Milestone Shutters/ Blinds & Shutters			305-304-4013
Discount Blinds	Donald Martin		305-872-1295
Engrave-A-Tech (Flooring)		EngraveATech@aol.com	305-745-3060
HOME INSPECTIONS			
Home Pro Inspections	Mark Hall	www.homeproflkeys.com	305-451-0740
Horizon Home Inspections	Keith Juff	huff_c@besslouth.net	954-752-7690
Island Breeze	Bill Morris	islandbreezehi@bellsouth.net	305-872-7334
Island Homes of the Keys	David Engel	djengel@live.com	305-304-4501
Key Inspections	Donald Martin	ddmartin267@aol.com	
INSURANCE			
Johnson Insurance	Bill Danaher	bill@johnsoninsure.com	305-289-0213
Keys Insurance	Mel Montagne	mmontagne@keysinsrance.com	305-537-2781
Morgan Insurance			305-872-4788
Regan Insurance			305-743-3414
INTERIOR DESIGN			
D'Asign Source & Co Inc	Franco D'Ascanio	fdascanio@dasignsource.com	305-743-7130
Furniture Art Gallery	Julie Tong	fgjuliet@bellsouth.net	305-743-2740
Raisa Gonzalez	Raisa Gonzalez	gonzalezraisa@comcast.net	305-289-8211
LANDSCAPING/IRRIGATION SYSTEMS			
D'Asign Source & Co Inc	Landscape Designers	fdascanio@dasignsource.com	305-743-7130
Blue Island Irrigation	Rick Dekeyser	rick@blueislandinc.net	305-293-8444
Property Doctors	Robin Woodland	propertydoctors@att.net	305-743-6374
Paradise Landscaping	Tom	keymickey@yahoo.com	305-743-0764
Emil Swaidan	Emil	fsnorth@comcast.net	305-731-3386

SUBJECT	CONTACT	Email	PHONE
LOCKSMITH			
A-Able Locksmiths	Adam Fryman	adamizer@aol.com	305-664-3181
MOLD REMOVAL			
CMT Mold Treatment	Gary	gary@certifiedmoldtreatment.com	305-879-1839
Royal Plus	Scott		305-296-8083
MOVING COMPANIES			
Keys Movers, Inc.	Ivo	keys movers1@aol.com	305-295-6405
DRN Moving, Inc.	Derek Norman	drnmoving@hotmail.com	305-872-2575
A-Team Movers, LLC	Alex Necessary	www.moverskeywest.com	305-587-0953
PAINTING			
Grassy Painting & Decorating	Tom Ursino	grassypainting@hotmail.com	305-289-0402
Larry Bohnen	Larry Bohnen	bohnenlawrence@bellsouth.net	606-748-9742
Painter Dave	Dave	sloppndog@aol.com	305-797-0135
Superior Exteriors	Jerry		305-481-7910
Ture Line Remodeling	MaryWilfong		305-872-5577
PEST CONTROL			
Aardvark Pest Control	Mark	phillydrd@yahoo.com	305-289-9899
A & B Pest Control	Andy Arnett	exterminators@comcast.net	305-743-6344
Hammerhead	Michelle Weinberg	info@tentfumigation.com	305-515-2800
Termite Fumigation	Bob Lozano	byebyetermite@bellsouth.net	305-852-0099
Total Pest Control	Mike Ruiz	totalcontrolpestcontrol@hotmail.com	305-896-1529
Truly Nolan Inc	Stella Diaz	manager.072@trulymail.net	305-743-9988
PET SITTERS			
Tracy's Pet Service			305-743-3770
Pampered Paws			305-872-3881
PLUMBING/SEPTIC/SEWAGE			
3rd Generation Plumbing	Dan Morales	jm@3rdgenerationplumbing.com	305-743-4245
Georges Plumbing	George	gerogesplumbing@bellsouth.net	305-289-0778
Marathon Plumbing	Tom	marathonplumbing@bellsouth.net	305-289-3389
Pelican Plumbing	Tim Osborn	sunny3173@aol.com	305-743-5357
Rhodes Plumbing	Diane Rhodes		305-743-7072
Steves Plumbing	Steve	Cell 305-731-7797	305-743-7927
EMC Wastewater Service		www.emcolocorp.com	305-447-7497
Sunagro	Dave		305-289-2204
Howie Concrete Products	Doug	howieconprod@aol.com	305-872-3734
Sweetwater	Lynette	lsteadman@sweetwaterenviromental.com	305-453-7999
POOL/SPA CONSTRUCTION & MAINTENANCE			
Blue Water Pools	John Wile	johntami@bellsouth.net	305-731-5678
Brandi's Pool Service	Brandi Simpson	brandispoolservice@gmail.com	305-942-6921
Crystal Bay Pools LLC			305-743-8388
Dave Condra	Dave Condra		305-509-2026
Our Pools	Dick Our		305-743-4433
Precision Fiberglass Pools	John Miller	poolinaround@aol.com	305-481-5881
SPAS	Diane Luppens	spasinc@bellsouth.net	305-743-4973
PROPANE GAS			
All Keys Gas			305 872-4545
ROOFING			
All Area Roofing			
Island Roofing	Dennis Weir		305-896-3032
Keys Roofing	Jimmy Sample	keysroofinginc@bellsouth.net	305-289-3004
Lindholm Roofing	Rick Lindholm	info@ricklindholm.com	305-767-1190
Sunshine Roofing	Jeff Coldren	info@roofdoctorsusa.com	305-289-1277
Sunshine Quality Systems	Steve Daniels	stevedaniels@gmail.com	305-731-5447

SUBJECT	CONTACT	Email	PHONE
UTILITIES			
FCAA (Water)			305-289-6161
FKEC (Electric)			305-743-5344
Comcast (Cable/internet)			305-292-8376
AT&T			877-658-6096
<p>As a service to potential buyers of property in the Middle Keys, we compiled a list of Service Providers to assist you in evaluating and closing your purchase. There is no implied warranty of competency or qualification. This is a partial list only as other qualified professionals may be available to assist you. The list is for suggestion only for you to interview and determine your choice of whom to employ, as a Broker and the Broker's agent(s) accept no responsibility for completeness or quality of work performed. Please consult the Phone Book Yellow Pages for others.</p>			
<p>Buyer Initials: _____ Date: _____ Buyer Initials: _____ Date: _____</p>			
<p>Updated September 2013</p>			