



Keeping It Hot

Sydney Landon

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The *New York Times* bestselling author of *Wishing for Us* delivers a new novel about finding love and adventure with the sexy businessman next door....

Zoe Hart owns the coffee shop in one of the hottest upscale resorts in Florida, run by her childhood best friend, Dylan Jackson. Even though Dylan is a workaholic, he still finds time to enjoy the beautiful women who pass through his hotel—all of them except Zoe. She has been in love with Dylan for years without him noticing. But with her thirtieth birthday fast approaching, she realizes she can't keep pining away for a man who doesn't show the merest sign of romantic interest in her.

When Zoe launches her plan to shed her tomboy image in Dylan's eyes, she's thrilled once he starts to notice her in a whole new way. But she'll have to face the risk that seducing her best friend might come with lasting changes to their longtime friendship...

Keeping It Hot Details

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From Reader Review Keeping It Hot for online ebook

Danielle ♥? Pretty Mess Reading ♥? says

3 STARS

Let me put this book into a movie for you, yeah?

Keeping It Hot, starring Zoe and Dylan, two best friends who may or may not be the sexiest couple ever. Zoe – has loved Dylan for as long as she can remember. Dylan, being a guy aka stupid, is too blind to see this beautiful and sexy who's been in life forever. It's not just Dylan who acts a bit stupid because Zoe does too, more on that later.

Dylan is rich, handsome, and a playboy. He owns one of hottest hotels in Florida, has women practically putting their pussy's on a plate and offering up for free.

Zoe is a sweet, beautiful woman with a heart of gold. She owns a cute little coffee shop inside of Dylan's hotel.

Zoe has the cutest, pint size employee/friend ever, Dana. I just fell in love with her. Dana is the type of friend every girl needs. She's down for whatever and lets you know when you look fat. She's perfect.

How's my casting? I hope it's okay to allow you to see the movie in your head.

But Zoe has a secret too. Don't worry it's not going to spoil anything about the book by letting you know that. . .she's a virgin. A 29 year old virgin to be exact.

I'm twenty-nine, still carrying around my V-card, and I've been friend zoned by the man I've secretly lusted after for years. – Zoe

Crazy, right? I don't know about you lot, but I damn sure won't be standing around for no man to wise up to how wonderful I am. I lost my V-card in my teenage years. Do people normally wait that long? I couldn't even imagine going that long without discovering the beauty of a good sex session. But that's beside the point, this isn't a story about me. Let's get back to Zoe and Dylan. . .

In all fairness, Zoe wasn't without confidence. Even though she lusted after Dylan for like, ever, she still knew her self-worth and I loved that about her. Her hidden strength was also her hidden beauty.

You never waited around for a man to make you a priority. To do that set a precedent for

something I wasn't will to do, not even for Dylan. – Zoe

I love a woman who doesn't put a man above herself. That's my kind of chick.

So here's the question of the day. . .Does Dylan finally live up to Zoe's idea of him as a lover or does he fall flat? I guess you're going to have to read the book to find out.

You may wonder why I gave this book 3 STARS if I enjoyed it so much and it's a simple answer really. As fun as the book was to read, there wasn't much complexity, it was simple. Not that simple is bad, sometimes a girl just needs a simple read. I just know there are better books out there which makes it hard for me to give this book a higher ratings to make it seem like it's on par with my other 4 STAR reads.

Stalk all things messy. . .

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Jennifer says

** A review copy was provided by the author/publisher via NetGalley in exchange for an honest review **

~ 5 More Than Friends Stars ~

I absolutely love a Sydney Landon book.

I know when I pick up a book by her that I will get swept away in the story and fall in love with characters. She has never disappointed me. I always know that I will end up with a huge smile on my face after reading one of her stories.

Keeping It Hot was no different. This is a Friends to lovers story told in Dual POV in the third person. It was a fun and entertaining read without a lot of excess drama. There was just enough to keep the reader interested and turning the pages. Her books always flow perfectly and the pace is always spot on. She always gives the story and characters enough depth that you don't feel like you are missing something but also doesn't way it down with too much information.

In this book we follow Dylan and Zoe. (We met Dylan and his family briefly in Betting On You.) This is completely a standalone so you don't have to read that book first. I was just mentioning it so if Dylan Jackson and his Resort, The Oceanix, sounded familiar you'd know why. Zoe and Dylan have been Best Friends since they were kids, but Zoe has been secretly in love with Dylan for years and wants more. As she is approaching 30 years old, she realizes she needs to do something about it. She enlists her friend Dana to help and they work to make Dylan finally see Zoe as more than a friend. Will Dylan finally look at Zoe as the woman she is and not just as a friend?? Can these two cross that line and still get their HEA?? Read this book to find out.

I enjoyed meeting Dana (Zoe's friend) and Ash (Dylan's brother) in this book. I have a feeling there might

be something there between these two....or at least I am hoping. I look forward to reading more books in this series. I also loved the banter between Dana and Dylan.....they had me laughing on more than one occasion. I loved how Dana had Zoe's back and was also able to talk her friend off the ledge when needed.

This is definitely a book for anyone who is a fan of the friends to lovers stories. If you haven't read anything by Sydney Landon yet, then this book is the perfect introduction to her writing. And if you are already a fan of her work, you don't want to miss this first book in her newest series.

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.Under the pages says

Review available at [Under the Pages](#).

Geri Reads says

2.5 stars!

I really, really wanted to like this book. I really did. Friends-to-lovers is one of my favorite tropes, and the blurb for this book got me really excited.

Unfortunately, there are too many issues that really stuck out to me. I tried ignoring and justifying them but the more I did the more they reared their ugly heads.

Don't get wrong, the writing was good. It was well-paced and had some really cool moments. But those moments were far in between. The rest just annoyed the crap out of me.

One of the biggest flaws of the book is the hero Dylan. He's one of the shallowest heroes I've ever read. An overgrown frat boy who took the heroine for granted and only noticed her when she started changing her appearance.

I've read books where the heroine had a transformation before and ended up loving them. It's a tricky trope to get right and the ones that did it successfully had managed to establish the hero as someone who sees the value of the heroine despite her appearance.

That wasn't the case in this book. The hero just didn't see the heroine as a woman worthy of his interest. That galled me.

It didn't help that the heroine was in love with the hero all her life and lived her life to cater to him. And her transformation was the same thing. It was all for him. There was nothing about it that was for herself. I have nothing against the whole idea of doing everything to get the guy. But come on, she already has the guy but the guy unfortunately is an idiot who only decided to pursue the heroine because he can see how amazing her tits actually are. *roll eyes*

Zoe was okay. She's a successful business woman but it's almost like she had to dumb herself down to accommodate the hero. I didn't get why she's in love with the guy when he's dismissive of her value.

Aside from the awful hero, this book runs on cliché after cliché, from the bestie to the bad guy villain to the meddling family member...it's just too much.

ARC provided by the publisher

Heidi says

Three and a half stars: A fun friends to lovers romance, but I wanted more tension in buildup in the relationship.

Zoe is sick and tired of her best friend, Dylan, overlooking her. She wants him to finally see her as a beautiful woman and not one of the guys. With the help of her friend, Dana, Zoe hatches a plan to transform from a plain, khaki wearing working girl to a knock out, all in hopes of finally landing the man she has been pining after her whole life. However, there is always the chance that she could ruin a good thing. Will taking their relationship from friends to lovers change everything?

What I Liked:

*I can't resist the tried and true friends to lovers romance. *Keeping It Hot* features a funny romance that heats up when two long time best friends realize they have more than platonic feelings for one another. Granted, Zoe has always had romantic feelings for Dylan, but Dylan has had his head stuck in a hole. Only when Zoe transforms and other guys start paying attention, does he realize what he has. If you like a good friends to lovers romance without drama or angst, this is one to check out.

*I liked that the romance was simple and straightforward without miscommunication and stumbles that usually occur. Yes, there are a couple of small conflicts, but nothing over the top or ridiculous. I enjoyed the maturity and the simplicity of this romance.

*The romance itself is great. I liked that it grew from a long time friendship, so the trust and camaraderie were already in place. It felt natural and right. I also liked the heat and the passion.

*I loved that the story is told with dual view points. You get both Zoe and Dylan's points of view. I always enjoy getting into both parties' heads.

*I also enjoyed some of the secondary characters. Zoe's mom is a hoot. I laughed at the way she poked fun at her daughter when she encountered Zoe after a heated session in her office at work. She took it all in stride and made several funny jokes at Zoe's expense, but they were all in good fun. Dana is the show stealer. She is Zoe's best gal pal, and she is determined to make sure that Dylan finally see Zoe. *I liked her sass and her straight shooting way of dealing with things. I especially enjoyed the wicked banter between her and Dylan. Finally, Ash, Dylan's brother was an interesting addition. I liked how he stepped in and took care of his brother. His is supportive and funny. There were some interesting sparks between Ash and Dana, and I will be waiting to see if the next book features them.

*The book wraps up neatly with a nice epilogue a few months down the road. No unanswered questions or lingering story lines.

And The Not So Much:

*I enjoyed the romance overall, but I wanted a bit more of the buildup and tension between Zoe and Dylan. I was completely enjoying the whole transformation of Zoe and liking seeing how jealous Dylan became. Then something happens when Zoe leaks an important piece of information about herself. After that, the relationship zooms quickly into a full blown romance. I was expecting more tension and heat and buildup. I thought it moved past that part far too quickly, which is my personal preference.

*After Zoe and Dylan are together, things got boring. Nothing really happens, and the events that do happen are far too predictable.

Keeping it Hot is a pleasant fun romance with the well worn but proven friends to lovers romance. I liked that the romance was simple and easy without unnecessary drama and angst. My only complaint was I wanted more in the buildup, but that is a personal preference. This is a easy read, perfect when you want something on the lighter side.

I received a copy of this book from the publisher in exchange for an honest review. All opinions are my own, and I was not compensated for this review.

Posted@Rainy Day Ramblings.

Guilty Pleasures Book Reviews says

I have come to the conclusion that one of the hardest reviews to write is about a book that you totally loved. I want to tell you the whole story, I want nothing more than to spoil the whole book. I couldn't stop reading it, I loved Keeping It Hot, I want more from Sydney Landon.

Zoe was a riot in her attempts to get Dylan to notice her as more than "one of the guys". The one man that she truly wants, has been beside her through thick and thin, has no idea that she's still a virgin. What happens when he finds out that she is on a quest to lose it before she turn's thirty is hysterical. She may not be comfortable with "all" the attention she is getting from the opposite sex but she knows that she finally has Dylan's attention.

What the hell is up with Zoe? That's all that keeps going through Dylan's mind. She is turning his world upside down and he has no idea how to handle it. OMG, she's sexy, beautiful and catching the eye of every man that walks into the coffee shop! He can't handle it. Then she tells me she's a virgin and is looking for the guy to lose it to? Nope, not happening, no one gets Zoe but me. Whoa, what am I thinking? This is my buddy, my best friend, the woman who knows everything about me. How have I never noticed how hot she is? Yep, this is what we put up with throughout the whole story. Dylan freaking out and Zoe loving every minute of it. It. Was. Wonderful.

I loved every aspect of this story. The way it was written. The way it was told. The way Zoe turned from the caterpillar into the beautiful butterfly. The way Dylan finally noticed what has been standing in front of him his whole life. I just had a wonderful time reading Keeping It Hot. Sydney Landon really brought the characters alive and brought us a light, fun story. I was totally lost in the story and cannot wait to see just where she is going to bring the rest of this series.

Review copy provided for a voluntary review.

Christy says

4 stars!!!

Keeping It Hot was a sweet, sexy, and charming friends to lovers romance! I was desperately in need of a light and fun story, and Sydney Landon delivered with this book.

Zoe Hart has been best friends with Dylan Jackson since they were kids. And Zoe has has a crush on him for as long as she can remember. But she's been placed firmly in the friend-zone. Dylan just doesn't see her that way... But she has a plan to change all that. With her other best friend Dana's help, Zoe gets a bit of make-over to catch Dylan's attention.

Dylan Jackson is the owner of a resort and a busy guy. No matter how busy he is though, he always makes time for Zoe. Zoe is one of those friends that is always there for him no matter what. She's pretty much one of the guys and the most dependable friend he has. One night when meeting Zoe for dinner, Dylan can't believe his eyes. What is this Zoe is wearing? Is this his best friend? When did she become so attractive? It's safe to say that his attention has been caught.

Dylan and Zoe were both lovable characters, and Zoe's friend Dana was a hoot! She had me laughing out loud in almost every scene she was in! I liked Dylan's brother as well. I felt a little spark between him and Dana and hoping maybe they'll get a book down the line.

Zoe and Dylan's story was low on angst and drama, and had loads of laughs. It was an all around light and sweet story. A nice summer read!

★ Belle The Bibliophile ★ says

I love friends-to-lovers trope as much as the next person but this one just made me so irritated. Let me explain.

I honestly stay away from Ugly Fuckling turned Cinderella type of story but since this is by Sydney Landon, I thought I'd give it a shot. My issue with this book was the Hero. He's a total dick.

He took the heroine for granted for so long and it took for her to grow her tits for him to actually see that? Like okay? Shallow much? Like I'm so uncomfortable with him noticing her for--quite literally-- her tits.

It'd be fine if he treated well before that but he was such a jerk and the heroine's too much of a doormat to see that.

Anyways, this is just an unpopular opinion, so don't count this book out on my account.

Amanda says

Keeping it Hot had a really strong open. I love these types of friends-to-lovers stories with hijinks and romance and smutty bits. So, obviously, I really liked *Keeping it Hot* and I wanted to know what was going

to happen so much. But, when I got to the half way point I just lost interest and momentum and it stayed that way for months until I could muster up any effort to finish the darn thing.

Now the problem I was having wasn't with the content or writing style or anything like that. Overall, the plot was well paced and there were some fun jokes in there. *Keeping it Hot* definitely had its moments and its own certain charm about it. I just couldn't suspend my disbelief while reading. Don't get me wrong... I'm quite good at suspending disbelief and just going with the flow of the story. You can't read as many vampire novels as I do and not have the ability to suspend disbelief. In the case of *Keeping it Hot* I couldn't get into the belief that these characters were completely feasible as real (albeit fictional) people. There cannot be any possible way that a person as naïve as Zoe could be real. It's a level of naïve that even science couldn't possibly find a way to accurately measure. I can only take so much of this until I just start to really not care about the character anymore. Something just felt so fictional about an already fictional character that I couldn't get immersed into her story. I didn't hate Zoe; I was more indifferent to her than anything else.

The other issue I had is really more of a personal pet peeve. It's the whole "I never noticed this amazing girl I'm friends with because she didn't dress well or wear makeup but once she has a makeover I realize she has boobs and I want her desperately!" trope. Simply put: It's shallow. **If a man can't figure out if a woman is amazing and attractive just because she's wearing khakis then he's a special kind of stupid.** Like, really, all she had to do was remove her ponytail and you figured out she was hot? Ugh...

I don't want to be a Debbie Downer about *Keeping it Hot* because it wasn't terrible. Really, it wasn't! Like I mentioned before the friends-to-lovers concept and the writing style worked great. My main issue was with the characters. So, while this wasn't the best book I've ever read, it was far from the worst. Overall, it was about average. However, Sydney Landon is one of those authors that I always read so I already know I'm still going to pick up the next book in the series when it comes out.

? Kimberly says

This was my first read by Landon who reminds me a bit of Jill Shalvis and Lauren Blakely. Told in dual perspectives, Landon immediately pulled me in their story. Zoe owns a coffee shop, so of course, I immediately loved her. Zoe is that best friend who is gorgeous but wears unflattering clothes. She goes to work in khakis and a golf shirt matching what other hotel employees wear. When she spends time with her BFF Dylan she wears sweat pants and t-shirts. Zoe isn't real confident about herself, despite her business success. So as she approaches her thirty birthday she decides things need to change. With encouragement from her friend and employee Dana, she has a complete makeover. Bye-bye pony-tail and seven-day packs of cotton underwear.

The set-up was perfect and I enjoyed being inside Dylan's head as he takes in Zoe for the first time. Landon did a fantastic job of allowing the reader to experience all the reactions and thoughts. I love how cool Zoe played it, even if she was only following advice. I laughed and smiled as the storyline moved towards the inevitable.

The romance delivered the perfect blend of sweet and heat. From conversations, foreplay and tangled sheets, Landon scorched my kindle and had me swooning for Dylan. Both characters felt genuine and it was clear these two know and care for each other. The drama was kept to a minimum due to level headed Zoe and a suspense thread.

Secondary characters really rounded out this tale and added humor, snark, and meddling. Asher, one of Dylan's siblings has me quite curious and Dana is off the charts hilarious from her love life to snark. Just wait until you meet Zoe's mom. I laughed so hard I had tears. I loved all the one-liner zings, teasing, and banter that developed between all of the characters. It flowed wonderfully and endeared me to them.

As for the Breakfast in Bed series, Landon has me excited. We get a little hint of another possible romance and I can hardly wait. KEEPING IT HOT left me smiling with its unrushed and satisfying ending. This review was originally posted at Caffeinated Book Reviewer

Blodeuedd Finland says

At first I wondered whether I would like Dylan. Nothing against him, it's just was he blind? But as the book progresses, nope he was not blind. Let me start from the beginning.

Zoe, omg, really girl, khaki shirts and a polo shirt, and you wonder why he does see you as one of the boys. I also do not get how anyone could wear a polo shirt in Florida, since here, well if it is above freezing it is summer. But still in her clueless state she is a 29 year old virgin who works too much. I did not have a prob with her being 29 and a virgin. If she wanted to save herself then good for you. Though her not even getting to second base was a bit far fetched.

Dylan also worked too much. And he liked the ladies. But he is a good guy, and I liked how he appreciated his friendship with her. Also he had noticed that she was a woman, and he had thought about it, but the fugly clothes helps hide the fact she might be a hottie.

The book is about her wanting to give it a go, so she turns up the heat, dresses in a few showier pieces and makes him notice her. But the question is can their friendship survive it? And can they be more?

I enjoyed it.

Narrator Nicol Zanzarella

I actually did have a problem here, she had a drawl or something and I just get annoyed really quickly. I had the narration on 1.8p speed to make it better and that did make it better. That way I could enjoy the narration. I guess on slower speeds it was just one of those the voice did not click things.

Kristin says

4.5 stars

I thoroughly enjoyed this quick, fun distraction (I'm saying that a lot lately with these one day reads). But this one is THE quintessential beach read!! So glad I bought it after seeing Caffeinated Book Reviewer's review!!

RTC...

Chris C - A Midlife Wife says

4.5 Stars

I really fell for this story. It was a darling best friend to lover romance that had the sparks flying. The author did a wonderful job with this cute romcom type romance.

Dylan was an absolute doll and so oblivious to his best friend, Zoe. To him she was just one of the guys until she started shedding her outer layer. Then the humor of the story started to shine. His reactions were so funny!

The story is sweet, sexy, and Dylan is so so hot. My one issue is that a 29 yr old virgin is a bit of a stretch, but the writing and story overall made this so enjoyable!.

With good supporting characters that will become a part of the series, this is one not to miss. I will definitely be reading more by this author!

Ivy Deluca says

2.5 stars

It was a bit meh for me. I liked some elements of this story but alot of it was pretty familiar and the characters weren't that strong. Jealousy and possessiveness can be fun, if there's something more to the romance. Zoe and Dylan's relationship felt unbalanced from the start (she was ALL into him and he was oblivious to her) and never quite clicked all the way for me. Perhaps because she never felt like a priority to him. But it's cute and there some decent story developments and some good banter (mostly with secondary characters) that gave this fairly standard virgin trope-based romance a bit of oomph at the end. If you're into virgins/friends to lovers/duckling into (kinda) swan stories, you may enjoy this more than I did.

****ARC provided by publisher via netgalley for review****

For more reviews, visit

Emma says

3.5/5

Keeping It Hot is the first in a spin-off series from Sydney Landon's Danvers series with some familiar faces getting their own stories.

Zoe own the coffee shop located in the Danvers building so we get to see the familiar characters we know

and love in fleeting cameo appearances adding connection to the new series. Zoe is a wonderful character, career-driven, a loyal friend and eternally optimistic but the one thing that evades her positivity is her romantic aspirations. The thing, or rather the person holding Zoe back from having an intimate relationship is her best friend, Dylan; and the fact that Zoe has been in love with him for as long as she can remember. Unfortunately, her tomboy persona and style have entrenched firmly within the friend zone. With 30 fast approaching Zoe decides it's time to take action once and for all, either she will alter her relationship with Dylan or she will be able to move forward with her life without regret of what could have been. Enlisting the help of her friend and employee, Dana, Zoe alters her image to something a little more feminine.

Dylan is a workaholic, and has always insisted he doesn't have time for relationships because he can't make the time to give them the attention they require. While Dylan loves Zoe in his own way, her androgynous appearance has allowed him to place her safely within a box so he doesn't think about her sexuality. Zoe's makeover throws Dylan for a loop as he can't help but notice just how amazing Zoe really is. Revelations add to Dylan's desire and caveman possessiveness of Zoe.

It is obvious Dylan and Zoe belong together, they have a deep understanding that comes from their years of friendship, however, the road to happiness is never without its hurdles. the biggest challenge for Dylan and Zoe is Dylan's inability to delegate, business always come first.

I loved watching Zoe's confidence grow with her image transformation, embracing her femininity as opposed to suppressing it. Her boost in self-esteem also makes Zoe realise that she deserves to be a priority in someone's life rather than coming in second best.

Ultimately, Dylan has to be able to compromise in order to hold onto the once in a lifetime relationship with Zoe or risk losing her altogether.

I really liked how the peripheral character provided a brilliant support system for Zoe and Dylan including taking control when required. The path has been set for the next book in the series and I am keeping my fingers crossed to see if I am right in my assumptions as to who will be in the spotlight.
