



TERRY'S *tidbits*

FALL 2015

I know I have shared this before, but it is still a good reminder! Fall is the perfect time to take care of the little things that can make a big difference for you & your home. Most of the tasks listed below are well within the average person's ability. But even if you choose to have a professional handle them, it's worth the expense. You'll save money and maybe even your life! ~ As Always, See you in the 'hood!

- **Get your mind in the gutters.** Inspect & clean gutters & downspouts. Move rain water AWAY from your home's foundation.
- **Button up your overcoat.** Seal gaps & cracks around windows & doors with weather-stripping & caulk.
- **Touch up exterior paint that has weathered.** Exposed wood is asking for trouble down the road.
- **Get on top of roof problems.** Inspect your roof for damaged or curled shingles, corroded flashing, or leaky vents.
- **Walks the walks (and drives).** Take steps to repair damaged sidewalks, driveways & steps.
- **Freshen your filter.** Clean or replace dirty furnace filters.
- **Give your furnace a physical.** Have a professional inspect your heating system. Ducting under the house can become detached and loose.
- **Gather round the hearth.** Check fireplaces for soot or creosote build-up. Keep your family safe at home. A home safety check should be an annual ritual in every household. Test smoke and CO monitors, inspect (or install) fire extinguishers, review fire escape plans, and rid your home of old newspapers and other fire hazards.

Services Available at Village Properties



Notary ● Staging ● Garage Sale Signs ● Property Management ● Referrals ● Market Analysis

Neighborhood Sales

Last 90 days, Broadmoor, Estudillo Estates, Bayo Vista

& Farrelly Pond/Best Manor

Address	beds/baths	sq ft	days on mkt	list \$	sold
797 Estudillo Ave.	3/2	1,677	26	\$499,500	\$480,000
200 Joaquin Ave.	3/1	1,055	10	\$465,000	\$520,000
575 Diehl Ave.	2/1	1,424	18	\$549,900	\$524,800
994 Victoria Ave.	3/1	1,051	14	\$495,000	\$525,000
509 Haas Ave.	2/1	1,450	11	\$509,900	\$535,000
780 Saint Mary's Ave.	2/1	1,041	9	\$509,000	\$540,000
237 Sunnyside Dr.	2/1	1,256	12	\$525,000	\$555,000
412 E Merle Ct.	2/1	1,084	13	\$499,900	\$560,000
821 Saint Marys Ave.	2/1	1,236	4	\$498,000	\$560,000
667 Joaquin Ave.	3/1	1,020	10	\$499,950	\$578,000
363 Dutton Ave.	3/2	1,533	8	\$569,000	\$585,000*
2061 Benedict Dr.	3/2	1,703	20	\$589,000	\$590,000
555 Diehl Ave	2/2	1,130	12	\$530,000	\$590,000
848 Dowling Blvd.	3/2	1,169	11	\$599,000	\$618,000
2070 Hillside Dr.	3/2	1,733	10	\$598,000	\$625,000
1217 Daily Dr.	3/2	1,660	7	\$585,000	\$630,000*
150 Georgia Way	3/2	1,451	12	\$575,000	\$640,000
1261 Ardmore Dr.	3/2	1,524	38	\$649,000	\$640,000
811 Joaquin Dr.	4/2	1,550	12	\$609,000	\$641,000
247 Oakes Blvd.	2/1	1,080	7	\$499,000	\$641,500*
969 Begier Ave.	2/1	1,675	0	\$645,000	\$645,000*
353 Breed Ave.	3/2	2,150	15	\$675,000	\$686,000
707 Dutton Ave.	3/1	2,785	33	\$689,000	\$688,000
2259 Hillside Dr.	3/2	2,108	13	\$650,000	\$697,000
784 Cary Dr.	3/1	2,040	12	\$689,000	\$701,000
1456 Homans Ave.	3/3	2,547	14	\$688,000	\$710,000
903 Lee Ave.	3/2	2,259	32	\$719,000	\$715,000
233 Begier Ave.	4/2	1,861	6	\$699,000	\$724,000*
1276 Gabriel Ct.	4/3	2,177	30	\$749,000	\$740,000*
715 Woodland Ave.	4/2	2,119	16	\$720,000	\$740,000
1326 Vistagrاند Dr.	4/3	2,711	25	\$775,000	\$750,000
611 Oakes Blvd.	3/1.5	1,913	8	\$689,000	\$760,000*
766 Cary Dr.	4/2	2,732	36	\$780,000	\$770,000
1195 Begier Ave.	4/2	1,721	12	\$699,000	\$780,000
802 Woodland Ave.	5/2	2,236	17	\$749,000	\$800,000
2524 Longview Dr.	3/2	2,256	9	\$749,000	\$800,000
1845 Starview Dr.	4/2	2,231	11	\$765,000	\$847,000
991 Lee Ave.	4/3	2,396	14	\$789,000	\$850,000*
2539 Marineview Dr.	3/2	1,872	9	\$850,000	\$920,000
1391 View Dr.	3/2	2,525	10	\$850,000	\$925,000
2889 Darius Way	5/4	3,946	6	\$1,145,000	\$1,145,000

* My Buyer or Seller

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TO DO:

Go on a picnic

have a bonfire

visit the pumpkin patch

rake leaves take a hayride

go to a haunted house

watch a scary movie

CARVE A PUMPKIN

find a Halloween costume

Call an old friend

DID YOU KNOW?

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