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[Http://www.encinowoods.com](http://www.encinowoods.com)

# Encino Woods News

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**Your Encino Woods  
Specialist**



**Tip of the  
Month:**  
On May 12 the  
USPS is  
increasing the  
cost of postage  
for first class mail  
to .42¢. You can  
still purchase the  
forever stamp  
prior to May 12th  
at .41¢ and they  
will be accepted  
at the new rate.

## Cost vs. Value

Home rehabbers who are considering a move in the not-too-distant future should focus mostly on exterior upgrades. That's the message from REALTORS® who participated in *Remodeling* magazine's 20th annual "[Cost vs. Value Report](#)", done in cooperation with REALTOR® Magazine.

Of projects that saw national cost recovery rates of more than 80 percent in 2007, only one — a minor kitchen remodel, with 83 percent of cost recovered — was a strictly interior job. The others were an upscale siding replacement using fiber cement materials (88.1 percent), a wood deck addition (85.4 percent), midrange vinyl siding replacement (83.2 percent), and upscale vinyl and midrange wood window replacements (81 percent and 81.2 percent, respectively).

The story was somewhat different in the Pacific region, however, where REALTORS® estimated cost recovery of more than 100 percent for six projects: a wood deck addition, a minor kitchen remodel, fiber-cement siding replacement, wood window replacement, and an upscale wood and vinyl window replacement.

Go to [www.costvsvalue.com](http://www.costvsvalue.com) to read the full report.

## Hot Properties

### Just Listed

16155 Otsego 5+4 (4130 sq ft)	\$1,399,000
5130 Woodley 3+3 (2849 sq ft)	\$1,199,000
15822 Magnolia 3+2 (1604 sq ft)	\$649,000

### Just Sold/Pending

5146 Libbit 4+4 (3350 sq ft)	\$1,199,000 pending
5061 Gaviota 6+5 (4529 sq ft)	\$1,695,000 pending

If your home is currently listed this is not intended as a solicitation.  
Information from CrisNet MLS or public records and does not necessarily represent sales of Prudential Calif. Realty or Jodie Francisco