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Your Encino Woods Specialist

 **Tip of the month: Be aware that the 4th of July is coming and people are illegally shooting off fireworks and people are reporting it as shots fired. This happens every year.**

Beware

Sadly, I have seen a few instances of what I believe to be real estate related abuse happening in our community. If you get a letter or someone knocking on your door offering you a cash deal, no hassle, no showings etc., please call me to help you vet the legitimacy. I once had someone, who heard my client was selling, camp out on his property until he came out and offered him a million dollars cash. The property was worth a lot more than that and luckily, we got him more. Unfortunately, another home recently sold off market in our neighborhood and in my humble opinion, sold for much less than had it been professionally properly exposed. Real estate abuse has many faces, some familiar and some not so familiar. Some properties sell off market for a variety of reasons, some legitimate and some not so. My tale is a cautionary one, hoping all those in our community are and remain aware.

Hot Properties

Just Sold/Pending

5173 Collett 3+2 (1913 sq ft)	\$995,000 sold
5161 Woodley 3+3 (2371 sq ft)	\$1,191,000 sold
4908 Edgerton 3+2 (2024 sq ft)	\$1,235,000 sold
5173 Gaviota 3+2.5 (2500 sq ft)	\$1,375,000 sold
4915 Gloria 6+5 (4199 sq ft)	\$2,228,500 sold
4448 Harper Way 5-6 (6385 sq ft)	\$3,950,000 sold



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