




**Jodie Francisco, SRES®**  
Your "Eye" On Real Estate  
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**Your Encino Woods  
Specialist**

**Tip of the Month:**  
 **Spring forward on March 10! Don't forget to set your clock ahead one hour on Saturday night the 10th. It's also a good time to check your smoke /carbon monoxide detector batteries.**

## For those of you who may not know

I have been living and working in the Encino Woods neighborhood for the past 9 years. I have helped many people in the neighborhood, not just buying or selling homes, but with appraisal issues, neighborhood issues, providing comparative analysis when there has been a life changing event etc. I have created a facebook page for the community as well as a website for community resources. I have organized neighborhood watch meetings, and will be planning another in the near future. I also organized a massive neighborhood garage sale last year. I am a certified short sale specialist as well as Senior Real Estate specialist. Whatever your needs I am here to help you! Feel free to call with any questions...

## *Hot Properties*

### Just Listed

16135 Hartsook 3+2 (1957 sq ft)	\$699,500
4908 Noeline 3+2.5 (2848 sq ft)	\$1,149,000

### Just Sold/Pending

4961 Odessa 3+3 (2025 sq ft)	\$795,000 pending
16737 Morrison 3+2 (1732 sq ft)	\$599,000 pending
5016 Gaviota 4+4 (3357 sq ft)	\$785,000 sold ss
4831 Collett 3+3 (2088 sq ft)	\$615,000 sold



[www.facebook.com/EncinoWoods](http://www.facebook.com/EncinoWoods)

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  
SS denotes Short Sale