

May 2009

Volume 1, Issue 63



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




Encino Woods News

Jodie Francisco, SRES®
Your "Eye" On Real Estate
Prudential California Realty
818-817-4236
818-970-3936
jodiefrancisco@aol.com

Your Encino Woods Specialist

4973 Noeline now Range Priced

What is range pricing? In an uncertain market it's a tool to get a bigger pool of buyers to consider a listing by having the seller agree to respond to offers in the range. It doesn't mean they must accept an offer, just that they will consider and counter offer. So my listing is now range priced between \$775,000 and \$850,876. Which is a fair pricing range for the size and location of the home. Feel free to call me if you would like more information!

 **Tip of the Month:**
Barbequed Onions...
delicious! Take an onion, spray with Pam or olive oil and wrap in foil. Put on barbeque and turn every 15 minutes, cook for about 1 hour!

Hot Properties

Just Listed

4973 Noeline Ave 3+2 (2402 sq ft)	Now \$775,000-850,876
5013 Aquaduct 3+2 (1784 sq ft)	\$599,000
4907 Densmore 3+4 (3264 sq ft)	\$1,725,000

Just Sold/Pending

15512 Huston 3+2 (1689 sq ft)	\$699,000 pending
5181 Gaynor 2+3 (1522 sq ft)	\$625,000 sold
5000 Gloria 3+3 (2250 sq ft)	\$999,950 sold
16206 Morrison 6+5 (3943 sq ft)	\$1,325,000 sold

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 DRE License # 01330628