



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

 **Tip of the  
month:**

**Ask me about  
Proposition 19  
which allows you  
to take your  
property tax basis  
with you if you  
are over 55  
anywhere in the  
state of  
California!**

## Changes in the Market

New for the season is our Residential Purchase Contract. Once 10 pages now 16, dramatic changes with a plethora of new material. Thoroughly trained by BHHS and the CA Association of Realtors attorneys. I am armed and ready! I have upgraded my knowledge via continuing education including the C2EX (Commitment to Excellence) Designation, significant lending changes and relevant buyer activity to name a few. Last but not least, I am an advocate for our community with ties to our local government officials and will once again be serving on our local association's Government Affairs committee.

### *Hot Properties*

#### **Just Sold/Pending**

16354 Moorpark 4+2 (1665 sq ft)	\$5,950 leased
16127 Hartsook 4+2.5 (2461 sq ft)	\$1,415,000 sold
5184 Brian Lane 4+3.5 (2677 sq ft)	\$1,440,000 sold
5048 Noeline 4+3 (2809 sq ft)	\$2,575,000 sold
5100 Sophia 6+7 (5051 sq ft)	\$3,750,000 sold
4908 Edgerton 5+6 (4128 sq ft)	\$4,000,000 sold
5026 Noeline 5+5.5 (5695 sq ft)	\$4,160,000 sold
15468 Morrison 4+3 (4987 sq ft)	\$3,300,000 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 public records or CrisNet MLS as of 01/22/2022 and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.