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Quarterly



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Amazing Arden Park Home



Luxury living in this updated home. Gourmet kitchen w/ Wolf stove, sub zero fridge, pantry, wine closet, huge master suite, oversized bedrooms, textures like flagstone & wood floors. Parklike yard w/ pool, koi ponds, firepit, waterfalls.
800 Los Molinos Way \$899,000

Great Carmichael Location



Step inside this cute cottage that sits on an amazing lot. 3 bedrooms, 2 bathrooms, dual pane windows, newer HVAC and roof. Hardwood floors. 2 car garage. Parklike yard on oversized lot.
1856 Byers Court \$219,000

Arden Park At It's Best



4 bedrooms, 2.5 bathrooms, oversized living and family rooms with a huge bonus room. Amazing parklike yard with pool and spa. One of a kind property that sits on one of Sacramento's premier streets.
4111 Los Coches Way..... \$770,000

Charming Del Dayo Estates Home



Located along the American River Parkway, this home offers 3 large bedrooms, living and family rooms, indoor laundry, secluded street and a short distance to Del Dayo Elementary & Rio Americano and Jesuit High School. A must see.
981 Sand Bar Circle \$385,000

Beautiful Arden Arcade Home



Outstanding home in Spyglass. Step inside this open and spacious home. Three bedrooms and two bathrooms, large great room w/ tons of light. This is a must see to fully appreciate.
3016 Sand Dollar Way \$235,000

COMING SOON!

1916 University Park

141 Lido Circle

3000 Maryinn Court

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 Graduated
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#1 Lyon Agent Sierra Oaks Office 2008, 2009, and 2010

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UPSCALE DOWNTOWN!



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2211 11th Street\$649,888

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Stately, handsome residence offers turn-of-the-century charm and up-to-date style. 2 bed, 2 bath main floor w/bright, open kitchen, new appliances & cabinets, dining & living space w/ re-finished wood floors covered porch overlooks large backyard fruit trees and grape arbors.
2112 E Street\$459,000

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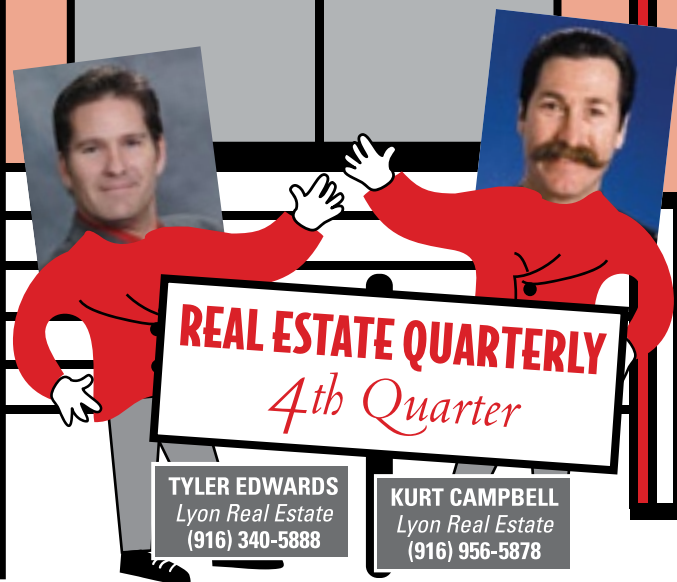
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New federal, state laws will affect real estate in 2011



By **JOHN WOODALL**
Special to
Valley Community Newspapers

It's a New Year, and with it come some new federal and state regulations.

Some of these new laws are technical changes to amend code provisions, etc., but others will affect everyday real estate ownership and transactions. This article summarizes information provided by the legal department of the California Association of Realtors® on many of the new federal and state laws that will affect the real estate industry this year – as well as the 2010 emergency legislation that went into effect immediately.

Disclosures

New carbon monoxide monitoring devices; required/disclosed

SB 183 (eff. Jan. 1 – Carbon monoxide detectors; smoke detectors and water-heater bracing disclosure)

This law enacts the Carbon Monoxide Poisoning Prevention Act of 2010. The law requires a carbon monoxide device (battery or hard-wired) to be installed in a “dwelling unit intended for human occupancy.” A violation is punishable by a maximum fine of \$200 for each offense. Note that owners of residential rental property must also comply with this law. Tenants are responsible to notify the owner of an inoperable or deficient carbon monoxide device.

Monitoring devices must be installed on or before July 1 for existing single-family dwelling units, and on or before Jan. 1, 2013 for all other existing dwelling units.

Don't wait until 2013, get it done now.

This law also revises the Transfer Disclosure Statement to include a disclosure regarding

compliance with the smoke detectors and water-heater bracing laws (thereby eliminating existing, separate disclosure forms). The new form (currently) requires the seller to state to the best of their knowledge whether the carbon monoxide detector is operational – but may become a compliance requirement in the future.

Foreclosures

1. SB 1221 [eff. Jan. 1 – Trustee's Sale - Notice of Sale can be given 85 days after recordation of a Notice of Default (NOD) instead of the existing three months (90 days)].

However, the actual date of the trustee sale can still be no earlier than 3 months and 20 days after the filing of the NOD.

2. AB 2325 (eff. Jan. 1, 2011 - Forensic loan audits now part of restricted services under Mortgage Foreclosure Consultant law).

This new law adds forensic loan audits to the definition of services under the Mortgage Foreclosure Consultant law. A foreclosure consultant is any person who makes any solicitation, representation, or offer to any homeowner to perform certain services relating to foreclosure sales and loan modifications including debt, budget, or financial counseling, and credit repair, for compensation.

Revised Business Structure for contractors

SB 392 (eff. Jan. 1 – Licensed contractors may now be formed as an LLC).

This law authorizes the Contractors' State License Board, commencing no later than Jan. 1, 2012, to issue a contractor's license to a limited liability company (LLC) and authorizes the responsible managing manager, officer, member, or employee of the LLC, to qualify for that license. In order to be licensed as an LLC, the applicant or licensee must have a surety bond in the sum of \$100,000.

Home Energy Ratings

AB 1809 (eff. Jan. 1 – Home inspection to include HERS home energy audit, if requested).

This new law authorizes a home inspection to include, if requested by the client, a Home Energy Rating System (HERS) Program energy audit.

Land Use – adverse possession/maintenance of bank owned properties

1. AB 1684 (eff. Jan. 1 – Adverse Possession: Tax payments must have been timely).

Under existing law, a claimant making an adverse possession claim must show that the land has been occupied and claimed for a continuous period of five years and that the claimant have paid all taxes levied and assessed upon the land. This law adds the condition that the tax payments must have been made in a timely manner.

2. SB 1427 (eff. Jan. 1 – REO owner: new abandoned property ordinance rule).

Existing law requires a legal owner of vacant residential property purchased at a foreclosure sale to maintain the property with penalties for failure to maintain of up to \$1,000 per day per violation. This rule now requires the government to provide the owner who purchased the property with a notice of the violation and an opportunity to correct it before imposing the penalty. However, the notice requirement doesn't apply if the condition of the property threatens public health or safety.

Landlord-Tenant

(all Landlords to report payments of \$600 or more...)

H.R. 5297 (eff. Jan. 1 – Small Business Jobs and Credit Act of 2010)

Under existing law only those real estate professionals engaged in property management-type businesses have been required to file Form 1099. H.R. 5297 extends the Form 1099 requirement

to any person (including a small investor) who receives rental income. Beginning Jan. 1, any person who receives rental income must provide a Form 1099 for all payments of \$600 or more made to service providers such as plumbers, carpenters, yard services and repair people. The purchase of goods is not included within the reporting requirement. The new requirement applies to both residential and commercial property.

Short Sales- no more post sale collection efforts of first mortgage

SB 931 (eff. Jan. 1 – Discharge of balance of loan indebtedness after a short sale).

This new law prohibits a lender holding a first deed of trust (purchase money or refinance) for a dwelling of 1-4 units to demand a deficiency judgment (unpaid balance due on the loan) from the owner who sells the dwelling in a short sale to which the lender has consented in writing.

Of course, if either fraud or “waste” against the lender is involved then the lender may seek damages and use existing rights and remedies against the owner. Note that this law doesn't apply if the owner is a political subdivision or corporation of the state.

This new law is already controversial. The banks object to it because it changes the terms of an existing contract so it remains to be seen if it will hold up over time.

John Woodall is a Certified HAFA Specialist (for Short Sales) and a Broker Associate with LYON REAL ESTATE. He's earned an advanced GRI designation and is a Seniors Real Estate Specialist, (SRES). In addition to traditional residential transactions, John helps clients with Short Sales, Probate sales and handles REO's. He is equally skilled at helping sellers or buyers of homes and investment properties. Contact John at (916) 421 5421, visit www. JohnWoodall.com or check out his blog at www. CapitalCityShortSales.com.

East Sacramento Residential Real Estate Transactions • Fourth Quarter • Oct.–Dec. 2010

Address	BR /BA	Date	Value	Address	BR /BA	Date	Value	Address	BR /BA	Date	Value
95816				3200 SERRA WAY	2/1.....	12/01.....	215,000	4803 A ST.....	3/2.....	12/09.....	247,400
1915 25TH ST	2/1.....	11/17.....	\$275,000	3226 T ST	3/2.5.....	10/25.....	310,000	5040 B ST	2/1.....	10/14.....	268,840
822 27TH ST	3/2.5.....	11/29.....	355,000					5635 BALBOA CIR.....	3/1.5.....	11/12.....	449,000
1429 32ND ST	2/1.....	10/08.....	180,000	95819				4240 C ST	2/2.....	10/13.....	350,000
1516 33RD ST	2/1.....	10/15.....	186,500	57 36TH WAY.....	3/1.5.....	11/19.....	\$322,000	5331 CALEB AVE.....	3/2.....	11/24.....	391,000
1100 34TH ST	4/1.5.....	12/13.....	377,000	1138 40TH ST	4/2.....	10/05.....	700,000	5631 CAMELLIA AVE.....	3/2.....	11/23.....	427,000
1552 34TH ST	4/2.....	12/30.....	220,000	1600 40TH ST	2/1.....	12/13.....	499,000	4091 CLYDE CT.....	3/2.....	11/24.....	395,000
365 36TH WAY.....	3/2.....	12/13.....	510,000	841 41ST ST	2/1.....	12/03.....	370,000	4721 D ST	5/2.....	12/15.....	432,291
648 36TH ST	3/2.....	11/18.....	615,000	1045 41ST ST	2/1.....	11/12.....	539,000	5318 D ST	3/1.....	12/17.....	350,000
1609 36TH ST	2/1.....	11/16.....	196,000	1050 41ST ST	4/2.5.....	10/07.....	945,000	5500 D ST	2/1.....	10/29.....	322,000
1749 36TH ST	2/1.....	12/02.....	249,000	1060 42ND ST	3/2.5.....	12/08.....	1,195,000	4324 E ST	3/2.....	12/23.....	485,000
617 37TH ST.....	2/1.....	12/17.....	298,000	74 43RD ST	3/1.....	11/29.....	285,000	5413 E ST	3/2.....	10/29.....	325,000
1181 37TH ST	3/1.....	11/17.....	414,500	90 45TH ST	2/1.....	11/30.....	291,500	6210 ELVAS AVE	3/1.....	11/16.....	199,500
1545 38TH ST	4/3.....	11/12.....	650,000	147 45TH ST	3/1.....	10/29.....	326,000	3762 ERLEWINE CIR.....	3/2.....	12/10.....	319,000
1719 38TH ST	5/3.....	12/29.....	436,700	801 45TH ST	2/2.....	10/14.....	332,000	4613 FREEMAN WAY.....	3/1.....	12/07.....	420,000
533 39TH ST.....	3/2.5.....	12/14.....	445,000	1201 45TH ST	3/3.....	10/15.....	1,959,000	4700 H ST	2/2.....	12/22.....	385,000
1320 39TH ST	4/2.5.....	10/29.....	843,000	1120 46TH ST	5/3.....	10/08.....	1,210,000	5221 HUSTON CT	3/2.....	10/29.....	390,000
1741 39TH ST	3/2.....	11/24.....	515,000	1335 46TH ST	3/2.5.....	12/03.....	779,000	4754 JERRY WAY	2/1.....	12/23.....	180,000
2301 CAPITOL AVE	4/1.5.....	12/10.....	460,000	1616 49TH ST	3/1.5.....	12/30.....	359,000	541 LAGOMARSINO WAY.....	3/1.....	12/20.....	315,934
2325 D ST	2/1.....	12/14.....	300,000	1848 49TH ST	3/2.....	12/10.....	286,000	5200 M ST	2/2.....	10/04.....	365,000
2430 D ST	2/1.....	12/15.....	312,000	67 50TH ST	3/1.....	12/21.....	315,000	105 MEISTER WAY	3/2.....	12/23.....	367,500
3538 D ST	2/1.....	10/26.....	240,000	916 50TH ST	3/2.....	12/08.....	255,000	211 MEISTER WAY	2/2.....	10/08.....	352,000
2627 E ST	2/1.....	10/05.....	375,000	298 51ST ST	1/1.....	10/29.....	307,500	901 MISSION WAY.....	3/2.....	10/26.....	443,007
2327 F ST	2/1.....	12/13.....	235,000	837 54TH ST	2/1.....	11/24.....	410,000	4201 MODDISON AVE.....	4/2.....	11/01.....	328,000
3427 FOLSOM BLVD	3/1.....	10/19.....	297,000	1065 55TH ST	4/1.5.....	12/28.....	245,000	5205 MODDISON AVE.....	3/1.5.....	10/18.....	263,863
3522 FOLSOM BLVD	2/1.....	11/01.....	175,351	1346 55TH ST	2/1.....	12/16.....	300,000	5373 MONALEE AVE	3/3.....	10/18.....	310,500
3636 FOLSOM BLVD	4/3.....	12/16.....	746,707	1141 56TH ST	2/1.....	12/07.....	172,000	207 SAN ANTONIO WAY	2/1.....	10/28.....	356,000
2222 G ST	3/2.....	11/17.....	391,000	1147 56TH ST	2/1.....	12/21.....	185,000	215 SAN MIGUEL WAY.....	3/2.5.....	10/04.....	450,000
2611 H ST	4/2.5.....	11/19.....	612,000	1322 56TH ST	3/2.....	12/20.....	240,500	5912 SHEPARD AVE.....	3/2.....	11/18.....	430,000
3522 H ST	2/1.....	12/03.....	309,000	910 57TH ST	2/1.....	12/29.....	270,000	5334 SPILMAN AVE.....	3/2.....	10/07.....	360,000
3930 K ST.....	2/1.....	12/14.....	300,000	1055 57TH ST	3/2.....	10/13.....	348,000	5329 STATE AVE.....	3/2.....	12/20.....	420,000
1416 SANTA YNEZ WAY.....	3/2.....	12/30.....	489,000	1021 58TH ST	2/1.....	12/13.....	287,500	3949 T ST.....	2/1.....	11/16.....	306,000
3120 SERRA WAY	3/2.....	11/10.....	299,000	1317 62ND ST	2/2.....	12/06.....	275,000	5433 T ST.....	3/2.....	11/12.....	365,000
								148 TIVOLI WAY	2/2.....	11/24.....	280,000

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My fullest gratitude for all that you did in successfully selling my house at a good market price. Your commitment and efforts brought about the sale in a short time even in this depressed market. - *John H., Elk Grove*

Land Park Residential Real Estate Transactions • Fourth Quarter • Oct.–Dec. 2010

Address	BR /BA	Date	Value	Address	BR /BA	Date	Value	Address	BR /BA	Date	Value
95818				3323 CURTIS DR.....	3/3.....	10/19.....	542,910	1441 BIRCHWOOD LN.....	3/2.5.....	12/07.....	475,000
1214 10TH AVE.....	3/2.....	10/22.....	\$750,000	3348 CUTTER WAY.....	2/1.....	12/21.....	340,000	1021 CASILADA WAY.....	3/2.....	12/17.....	612,500
1650 10TH AVE.....	2/2.....	10/19.....	525,000	2612 FRANKLIN BLVD.....	2/1.....	10/08.....	180,000	1045 DARNEL WAY.....	3/1.....	12/13.....	150,000
2741 10TH AVE.....	2/1.5.....	11/01.....	335,000	2816 LAND PARK DR.....	3/1.5.....	12/14.....	387,500	1100 DERICK WAY.....	3/2.....	12/17.....	378,000
2762 10TH AVE.....	4/2.....	12/10.....	460,000	1143 MARIAN WAY.....	5/2.....	12/22.....	715,000	5509 DORSET WAY.....	3/2.....	11/24.....	180,000
2225 11TH ST.....	2/1.....	11/15.....	190,000	1615 MARKHAM WAY.....	3/1.....	10/26.....	620,000	1816 FLORIN RD.....	3/2.....	11/03.....	122,000
2550 16TH ST.....	1/1.....	10/27.....	260,000	2035 MARKHAM WAY.....	3/1.....	11/04.....	110,607	2335 FRUITRIDGE RD.....	2/1.....	12/08.....	92,500
2217 17TH ST.....	4/2.....	12/21.....	230,000	2707 MARTY WAY.....	3/1.5.....	10/22.....	346,500	1900 HARIAN WAY.....	2/1.....	10/07.....	90,000
2741 17TH ST.....	3/2.....	12/30.....	227,000	2865 MUIR WAY.....	2/1.....	12/15.....	293,000	5040 HILLARD ST.....	3/2.....	11/24.....	352,696
2700 18TH ST.....	3/1.....	12/29.....	320,000	1108 PERKINS WAY.....	2/2.....	12/08.....	350,000	1431 HOPKINS ST.....	2/1.....	12/07.....	231,089
2775 18TH ST.....	3/2.5.....	11/05.....	600,000	1400 PERKINS WAY.....	3/1.....	11/18.....	465,000	5604 KINGSTON WAY.....	3/2.....	12/13.....	163,000
1947 1ST AVE.....	2/1.....	10/25.....	123,000	937 ROBERTSON WAY.....	3/2.....	11/10.....	375,000	1118 LAKE GLEN WAY.....	3/2.....	12/23.....	349,500
3657 24TH ST.....	3/2.5.....	11/30.....	285,000	409 U ST.....	2/1.....	12/16.....	140,000	1104 LANCASTER WAY.....	3/2.....	11/08.....	185,000
3661 24TH ST.....	3/2.....	11/02.....	297,000	1505 U ST.....	2/2.....	10/28.....	389,000	4680 LARSON WAY.....	4/2.....	12/06.....	183,750
2557 27TH ST.....	2/1.....	12/02.....	157,271	2618 U ST.....	2/1.....	10/08.....	162,400	1567 LONDON ST.....	2/1.....	10/13.....	99,000
2945 27TH ST.....	5/2.....	12/17.....	465,916	1000 VALLEJO WAY.....	3/1.....	11/01.....	349,000	4645 MARION CT.....	3/2.....	10/15.....	426,000
1820 2ND AVE.....	3/1.5.....	11/19.....	267,000	801 W ST.....	3/2.....	11/08.....	438,790	6114 MCLAREN AVE.....	2/1.....	10/19.....	56,000
1612 4TH AVE.....	4/3.....	11/05.....	317,000	1383 WELLER WAY.....	3/2.....	10/21.....	552,500	4761 MEAD AVE.....	3/2.5.....	11/03.....	397,000
2408 5TH AVE.....	2/2.....	12/09.....	128,000	1035 YALE ST.....	2/1.....	11/01.....	152,000	2216 MEER WAY.....	2/1.5.....	10/12.....	287,000
564 6TH AVE.....	3/1.5.....	10/28.....	200,000	95822				5531 MICHAEL WAY.....	2/1.....	12/08.....	133,000
1368 7TH AVE.....	3/1.5.....	10/27.....	520,000	6060 13TH ST.....	3/4.....	11/01.....	\$424,000	4840 MONTEREY WAY.....	2/1.....	12/22.....	130,000
2160 7TH AVE.....	3/1.....	12/02.....	249,500	2120 15TH AVE.....	2/1.....	11/08.....	310,420	1288 NEVIS CT.....	3/2.....	11/24.....	315,000
1810 9TH AVE.....	2/1.5.....	11/18.....	529,000	1135 26TH AVE.....	3/2.....	11/04.....	240,000	5457 PARISH CT.....	3/2.....	11/05.....	325,000
1820 9TH AVE.....	2/1.....	10/15.....	310,000	1143 26TH AVE.....	3/2.....	12/23.....	285,000	1070 PIEDMONT DR.....	3/2.5.....	12/30.....	329,000
1909 9TH AVE.....	2/1.....	12/03.....	607,000	1433 32ND AVE.....	3/1.....	12/13.....	85,000	1453 SHERWOOD AVE.....	2/2.....	12/29.....	283,500
2656 9TH AVE.....	4/2.....	10/04.....	490,000	1079 35TH AVE.....	3/2.5.....	12/30.....	250,000	1433 STODDARD ST.....	2/1.....	11/15.....	75,000
1122 BEVERLY WAY.....	3/1.....	10/13.....	352,500	1161 35TH AVE.....	3/2.....	10/14.....	332,177	2048 STOVER WAY.....	2/1.....	10/28.....	100,000
1801 CASTRO WAY.....	3/1.5.....	10/22.....	365,000	1225 41ST AVE.....	3/2.....	11/05.....	610,000	2215 STOVER WAY.....	3/1.5.....	11/24.....	210,000
2624 CASTRO WAY.....	2/1.....	12/01.....	305,000	1027 43RD AVE.....	2/1.....	10/27.....	300,000	4625 SUNSET DR.....	2/1.....	10/06.....	440,000
2881 CASTRO WAY.....	2/1.....	10/18.....	335,000	2000 ARGAIL WAY.....	2/1.....	11/22.....	295,000	4286 WARREN AVE.....	3/2.5.....	11/23.....	320,000
2501 COLEMAN WAY.....	2/2.....	10/05.....	337,500	3835 BARTLEY DR.....	3/2.....	10/19.....	420,000	945 WOODSHIRE WAY.....	2/2.....	10/27.....	300,000
2401 CURTIS WAY.....	3/1.5.....	10/29.....	370,000	1440 BIRCHWOOD LN.....	4/3.....	10/13.....	530,000	969 WOODSHIRE WAY.....	4/2.5.....	11/16.....	280,156
								1063 WOODSHIRE WAY.....	3/2.5.....	11/24.....	263,308



TANYA ANTHONY-CURRY
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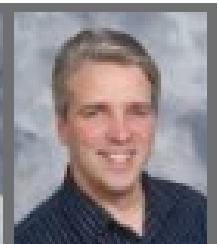
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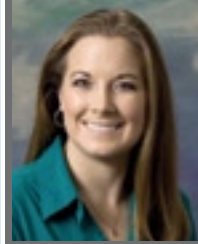
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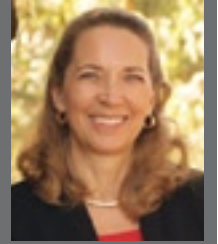
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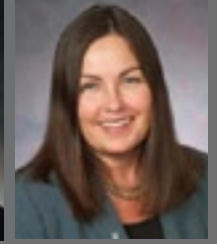
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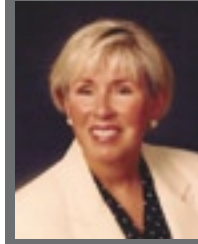
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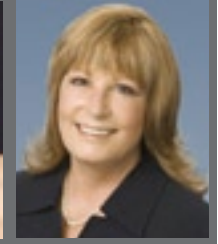
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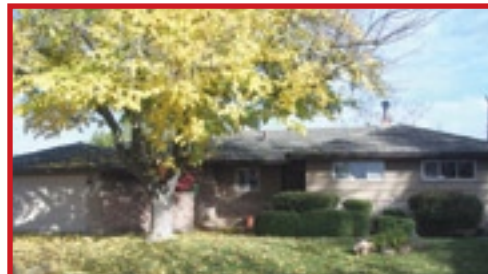
7740 SOUTH OAK WAY
 Almost 2600sf, 4 bedrooms & 3 car garage. Hardwood floors, elegant wall treatments, new Anderson windows in most rooms. Spacious family room w/ wet bar, lots of storage in kitchen w/ tons of counter space. \$439,000
SUSIE K. PARKER • 768-8494



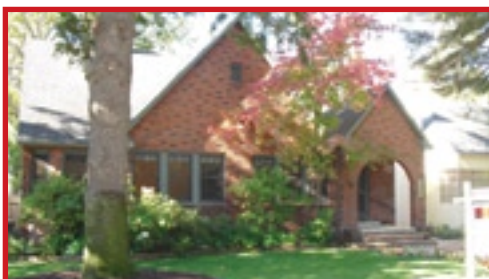
6261 S. LAND PARK DRIVE
 Great home with many original details. Roomy floor plan. Pool and decking renovated 2 years ago. Wood floors under carpet in most rooms. Spacious home with lots of light and room to spread out. See it today! \$315,000
GLYNIS WOOD-ALBERTS • 752-6790



3032 56TH STREET
 Darling cottage in Tahoe Park. 3 bedrooms. Pottery Barn style, new kitchen and bath. Wood floors, inside laundry room, cozy fireplace in living room and front porch. Additional room in backyard for any use. \$149,000
GLYNIS WOOD-ALBERTS • 752-6790



6491 LONGRIDGE WAY
 4 bedroom classic ranch in S. Land Park. Cul-de-sac, beautifully landscaped, 1/4 acre lot, RV or boat access & covered patio w/ spa. Hardwood floors & carpeting. Galley kitchen, family room w/ built-ins. \$399,000
TREY BONETTI • 768-9360



3080 24TH STREET
 Picturesque Brick Tudor. All the charm & updates. Updated kitchen, CH&A, roof, hardwood floors. Backyard w/ deck & mature plantings. Formal dining room, fireplace, leaded glass, detached garage. \$369,000
JIM WALKER • 607-0519



1449 SHIRLEY DRIVE
 Cute and clean 3 bed, 1 bath in a desirable neighborhood. Tiled entry, cozy fireplace. Wood floors, large open kitchen, great master suite w/ sitting room. Workshop area in garage. Manicured yards. \$205,000
TAMMY NOVOA • 628-8530



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TAMMY NOVOA
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Attractively Updated Home



Sara Raudelunas
826-1500
www.CallSara.com
DRE# 01442897

Complete with amazing landscaping and a backyard for the gardener enthusiast! Kitchen boasts a great remodel, bathrooms have been updated, dual pane windows throughout, newer roof, and a great location. Seller has made this three bedroom, two bath house a turnkey home!
3330 Club Lane..... \$242,000



Arden Park Home



Frank Kolafa
952-3271
fkolafa@golyon.com
DRE# 01100134

Grand potential! 5 bed, 3.5 bath on one of the area's most desirable streets. Formal dining and living rooms. Separate office, open kitchen & family room w/ built-in bookcases. Master suite w/ walk-in closet, double vanities, dual shower heads & loft sitting area.
1005 San Ramon Way ... \$649,000



Midtown/Downtown Home



Luci Wong
715-0635
LuciWong8@gmail.com
DRE# 01067795

Always rented, great investment. 7 units with parking. 5 units - 2 bed, 1 bath. 2 units- 1 bed, 1 bath. CH&A, fireplace, newly remodeled with granite, cabinets, carpet and more. Newer appliances, flooring, fresh paint throughout. New roof in 2009. Great income!
1819 W Street \$695,000



Lovely Private Complex



Jay Feagles
204-7756
www.JayFeagles.com

Property includes main house, guest house, pool and cabana set on lush 1/2 acre lot. All modern amenities & updated systems. Near grt. schools. Perfect for extended family. Visit www.4316Lantzy.com
4316 Lantzy Court \$719,000



Glenbrook/College Greens



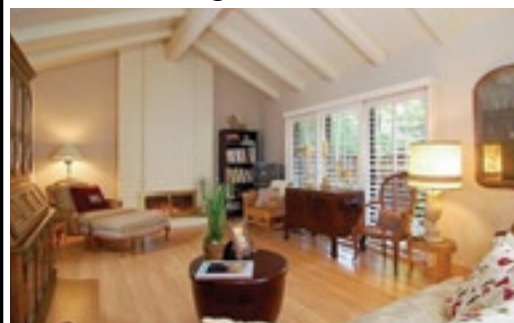
Linda Wood
802-8042
Lwood@DunniganRealtors.com
DRE# 01129438

4 bedroom home, beautifully updated by long-term owners. Spacious & Open floor plan. Large Parklike yard with pool. Easy access to Hwy 50, Bike Trails and CSUS.
www.2801MarmorCt.com

2801 Marmor Court \$267,000



Elegant Home



Roberta Lautrup
944-4434
DRE# 00579502

Kitchen has newer appliances and dining room overlooks a patio. Family room has mirrored walls and wet bar. Upstairs has a laundry room, 3 bedrooms, master with tons of closet space, double sinks, sparkling bath.
212 East Ranch Road... \$325,000



Campus Commons



Sue Vitiello
212-1215
SVitiello@GoLyon.com
DRE# 00826116

Large Condo at Campus Commons with updated kitchen. 2 bedrooms, 2 bathrooms, den, single story.

911 Commons Drive ... \$274,000



Wonderful Location in Woodside



Lynda Beaver
212-4808
www.Beaver4RealEstate.com
DRE#00457955

Largest unit, 3 bed, 2.5 baths with covered parking. Has two large patios and storage. Wood burning fireplace in living room. Formal dining area and space in kitchen, master vaulted ceiling w/ beams.
712 Woodside Lane East #4... \$165,000



In the Heart of Land Park



Ilah Turner
206-4016
www.ilahturner.com
DRE# 01278805

Charming 2 bed, 1 bath home. Formal dining area, living room fireplace, inside laundry, light and airy sun room. Crown moulding and hardwood floors. Well maintained. Call me for an appointment.
1630 9th Avenue \$449,000



Gorgeous Home, Beautiful Views



GM Realty
George Mijaris
422-9999
DRE# 01113123

Remodeled 2,896 sf home, beautiful sunsets & views of the hills. 4 bedrms, family rm w/ fireplace, living room/game room/den plus bonus room. New roof, appliances, AC unit. New interior paint, beautifully landscaped.
243 Spencer Street \$465,000



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916-715-9005

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2 Homes 1 Lot in East Sac

Wonderful opportunity to live & have an investment. Charming bungalow style 3 bed, 1 bath home with a garage & many upgrades. Additional 2 bed, 1 bath home built in 1960. Wonderful neighborhood and close to Med Center, Midtown and downtown, don't miss this wonderful opportunity.



Awesome Carmichael

An already approved short sale waiting for the perfect buyer. Requires some TLC to make this 4 bedroom, 2.5 bathroom home a dream, close to great schools on a large corner lot.



6129 Stanley Avenue | \$120,000

A great Carmichael location. This is a contractor's special. It needs some work but could be so cute! Huge lot, lots of fruit trees and room for the kids, pets and work truck. Please NO FHA offers. This is an AS-IS sale, the seller will not provide any reports, inspections or do any repairs.



2151 Hillcrest Way | \$430,000

A rare find! Located just off Fair Oaks Blvd near the river on .65 of an acre. The home has dual access from Hillcrest and Claremont. Lots of room for the kids, pets and a garden. You'll love the end of the street location, great neighbors and deer in your yard daily. The large trees and mature landscape are so nice!



8748 Pershing Avenue | \$200,000

A car lover's dream! Space for 6 cars, a large boat or toys. Nicely remodeled and well loved. This home offers an oversized lot with fruit trees, large shady patio for entertaining and room for the kids to play. Convenient Orangevale location.



8480 Pleasant Grove Road | \$5,600,000

Here's your opportunity to own one of the last privately owned properties that is part of the Placer Vineyards Development plan. Or better yet, buy this beautiful country estate for your own ranch or farm. The home is beautiful, you should see it. Outbuildings to meet all your needs, room for the RV's, farm equipment, kids, animals and toys.



7018 Plumber Way | \$116,000

It won't last! Gorgeous remodel! Beautiful new cabinets, appliances and granite in the kitchen. The bathrooms are also nicely remodeled. Separate family and living rooms, indoor laundry room, extra shelving in the garage and 2 tool sheds. This home has been well maintained and it shows. It is a must see on your list!



780 Hawkcrest Circle | \$700,000

A must see-rare opportunity! Scenic waterfront location on the prestigious Westlake. 180 degree view of the lake. The seller paid \$175k lot premium, 77k in landscape/spa & 68k for interior upgrades. A beautiful landscaped courtyard greets your guest. One step inside & you're in love with it! An entertainer's paradise.



5 Still Shore Court | \$825,000

This home was featured in Architectural Digest. Stunning lake front home boasts 2 master suites, one upstairs & one downstairs. Upstairs master has a private balcony overlooking the lake. Huge gourmet kitchen overlooks the spacious family room & lake. Large laundry room with lots of storage & counter space. Too much to mention, must see!



6545 Graylock Lane | \$134,990

Not a short sale or bank owned! Here's your opportunity to own a really clean home at a great price with a motivated seller! The kitchen and bathrooms have been remodeled, new carpet, new paint- in and out, new floors in the kitchen and baths, new windows, fixtures and the list goes on. Large rear yard for the kids and pets, great location.

TERRIE HUNT, BROKER



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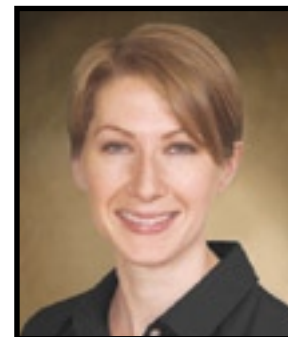
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LUXURIOUS PAVILIONS



Stunning architectural design, open floorplans with high ceilings, hardwood floors, granite kitchen countertops, GE Monogram appliances include built-in refrigerator, stove, microwave & wine cabinet. Designer fixtures & tile in all baths. Beautiful patios with fireplaces in each home. Exceptional clubhouse with full kitchen, meeting rooms, workout gym, pool/spa & BBQ area. You will not find more luxurious homes for this price in this location! Starting at **\$540,000**



Desirable Carmichael

Unique 1.47 acres zoned RD30. Located in desirable Carmichael. Plenty of potential for apartment, condo, townhome project. Existing home is 3400 SqFt with 3-4 bedrooms. Each bedroom has its own bath. Perfect for daycare or senior housing facility. The property has a barn, two sheds. Utilities present at site. 5007 Sugar Lane \$625,000



Stunning Brick Tudor in the Fabulous Forties

Elegant decor, newly painted with designer colors, refinished hardwood floors, high coved ceilings, incredible beaded glass windows, newer CH&A, basement perfect for wine cellar. Large formal living and dining rooms, lovely landscaped yard and detached garage. This home is loaded with style and architectural details. 1017 44th Street \$850,000



Charming Home

3 bedrooms, 2 bathrooms, approx. 870 square feet. This charming home has many upgrades, a must see! 2155 51st Avenue..... \$85,000



Beautiful Home in East Ranch

Largest model #5. Light and open floorplan with gorgeous wood floors. Large updated gourmet kitchen. Spacious bedrooms and very large master suite. Plantation shutters. Two lovely patios. Attached garage. Great location within complex. This is a must see! 200 East Ranch Road..... \$499,000



Attractive Pocket/Greenhaven Home

This 3 bed, 2.5 bath home shows pride of ownership. Tiled entry welcomes you to the formal living & dining room. Kitchen has plenty of cabinets for storage & opens to a spacious family room with fireplace. The family and living room overlook a nice sized backyard, landscaped with a sparkling pool. 129 Fortado Circle..... \$315,000



NEW SINGLE STORY HOMES

Custom Contemporary Homes on Fair Oaks cul-de-sac with much attention to Energy Conservation. 4-Car Attached Garage! 4 bedrooms, 2 bathrooms. Gourmet Kitchen, open spacious floor plan with breakfast nook and formal dining. Lovely yard with oak trees. 10 foot ceilings, rounded corners, beautiful master suite. Tile roof. One of 8 homes in Rustic Oaks development. Many, many custom features. Long-time local builder Sierra Mills Company..... Starting at \$358,000



Lovely Victorian

Located near all the new development at R Street corridor. 2 Bd 1 Ba. Wood floors, lots of charming details. Huge basement with plumbing. Zoned commercial but currently used as a residence. Lot goes back to the alley, and has plenty of room for parking. 2021 S Street..... \$339,000



Wonderful Office Building Loaded with Charm

4 spacious offices on main floor plus reception area. Wood floors, high ceilings, lots of windows. Downstairs has 2 large office/work spaces plus huge area for storage and file cabinets. Small yard and patio. Located in the heart of new home developments, restaurants, and shopping. Perfect for small professional group. 2004 S Street \$450,000



Come Home To Your Own Oasis

Recently remodeled: newer roof, exterior was painted 3 years ago, dual pane windows, hardwood floors. Remodeled kitchen with high end appliances. Home and garden show gave this backyard 1st place in design and functionality. A must see! 7409 Center Parkway..... \$229,000

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**14744 Walnut Grove
\$990,000**



Terry Mulligan
768-3796
Terrylizm@yahoo.com
DRE#



One Of A Kind Victorian Beauty

This home was built between 1863-67 and has all its original charm. Kitchen w/ Aga stove and copper back splash. This home sit on over 2 acres, has a guest house, pool, boat dock, beautiful river views. 5 bed, 4 baths, 3 car garage or shop & full basement. Close to Sacramento.

**12865 River Road
\$825,000**



Vacation at Home



www.davidkirrene.com



David Kirrene
531-7495
DRE# 01115041

Resort style home. Open remodeled kitchen overlooks family room and landscaped backyard. Large deck over looking the dipping pool. Guest bed w/ private deck and hall bath remodeled. Skylights, newer AC unit, recessed lighting and more.

1429 Potrero Way ... \$419,000



Classic East Sac Tudor



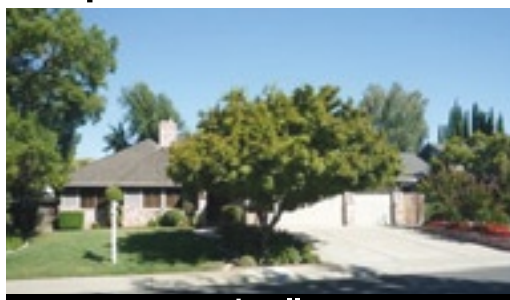
Marge Reid
485-5124
DRE# 00658682

Spacious lot, well maintained, full of charm. Updated kitchen, granite counters & hardwood floors. Covered patio, large backyard, guest suite over 2 car detached garage feat. a full bath, storage area & kitchenette.

1424 38th Street ... \$1,245,000



Steps From Sacramento River



www.susiesellssac.com



Susie K. Parker
768-8494
DRE# 00833025

One story, almost 2600sf, 4 bed, 3 car garage. Beautiful hardwood floors, elegant wall treatments, new Anderson windows in most rooms. Spacious family room with walk-in wetbar. Lots of storage thruout kitchen with tons of counter space and generous nook.

7740 South Oak Way.... \$439,000



What a Great Buy



Sheila Van Noy
505-5395
www.1154SwanstonDr.com
DRE# 00924678

Wonderful family home in the heart of Old Land Park. 3 bedrooms, 2.5 bathrooms, formal dining room and den, hardwood floors and skylights. You'll love to call this home!

1154 Swanston Drive \$565,000



What A Nice Property!



Patti Martinez
447-1451
www.pattimartinez.net
DRE# 00588974

Just Reduced! Darling spacious 2 bedroom home over 1200 sq. ft. in the heart of Land Park.

2673 17th Street \$306,000



In The Heart Of Sierra Oaks



Angela Heinzer
212-1881
aheinzer@golygon.com
DRE# 01004189

Carmel Ranch home, remodeled, vaulted ceilings, 3 gas fireplaces, large master with French doors. Kitchen is light & bright w/ top of the line appliances, opens to the family room. Private formal dining room & elegant living room, home office.

261 Bancroft Way \$850,000



Classic Sierra Oaks Home



Marge Reid
485-5124
DRE# 00658682

Well maintained, remodeled through the years. A designer home created for entertaining and gatherings, soaring entry opens to formal living & dining rooms. Spacious updated kitchen, backyard w/ pool & covered patio.

2940 American River Drive ..\$595,000



Great Location



Angela Adams
761-9505
AngelaAdamsRealtor.com
DRE# 01257698

Desirable single story home in good location. Nice kitchen with dark wood cabinets, large island leads to family room, great for entertaining. Master bedroom has slider to backyard.

360 Aldeburgh Circle \$199,900





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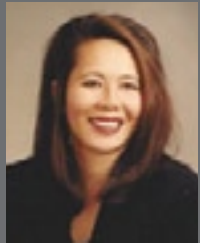
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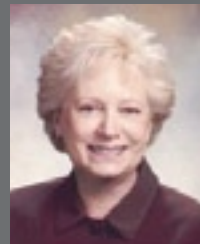
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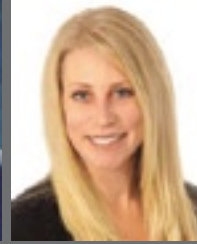
MICHAEL OWNBEY
Coldwell Banker
(916) 616-1607



MARK PETERS
Coldwell Banker
(916) 600-2039



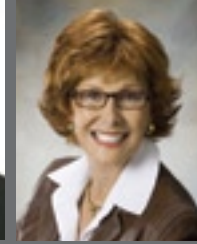
MIKE PUENTE
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SARA RAUDELUNAS
Lyon Real Estate
(916) 826-1500



RON ROBERTS
Dunnigan Realtors
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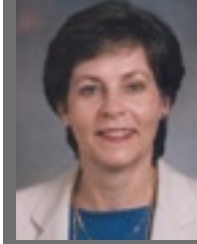
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(916) 686-6868



LUCILLE WONG
Elite Premier Properties
(916) 715-0635



JOHN WOODALL
Lyon Real Estate
(916) 421-5421



931 55th Street \$369,000



PROPERTY FEATURES:

- 1,155 sf
- Updated East Sacramento Home including kitchen & bathroom with top of the line appliances/fixtures
- Double hung wood windows
- Gleaming oak flooring throughout
- New plumbing lines, replaced sewer line
- Central heat & air
- Tankless water heater
- Newer 40 year roof
- 2 car garage

LOCATION:

East Sacramento
J Street East
Left on 59th

EXCLUSIVE AGENT:

DAVID MACKO
916-443-1500
DMACKO@NORCALCOMMERCIAL.NET
CA DRE LIC # 01413910



916-443-1500
916-443-1556 FAX

2709 Riverside Blvd.
Sacramento, CA 95818

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

New Year, new rules

By ANNETTE BLACK
Special to Valley Community Newspapers

2011 will be a year of changes and challenges for real estate as well as a year of opportunities.

The Senate, Assembly and House of Representatives have released a slew of new bills affecting real estate. Among the two affecting the most people are SB 183 and SB 931. SB183 requires the installation of a carbon monoxide detector in dwelling and existing single family homes by July 1, and other existing residential units by Jan. 1, 2013.

SB 931 requires lenders holding the first deed of trust for a dwelling of one-to-four units to accept an agreed-upon short sale payment as full payment for the outstanding balance of the loan. The bill does not apply this deficiency protection to junior notes secured by the real property.

Other bills affecting real estate that you might want to Google are listed below:

AB 183: Calif. Income tax credit for first time or new home buyer;

HR 5297: Small business jobs and credit act;

HR 5623: Homebuyer assistance and improvement act of 2010;

SB 782: Tenant protection for domestic violence victims;

AB 1263 Unlawful detainer of commercial tenant;

SB 1149: Prohibits general release of court records in foreclosure related eviction;

AB 1800: Unlawful renting of residential dwelling;

HR 5297: Landlords to report payments of \$600 or more on IRS form 1099;

SB 1221: Trustee's sale notice of sale can be given 85 days after NOD;

SB 454: Extension of government subsidized rental housing notice and procedures;

SB 1483: Extension of multi-family improvement district law; and

SB 1038: Attorney in fact now may be liable for losses to principal's property.

Opportunities abound for investors as well as homeowners by the reduction of interest rates and the willingness of banks to now cooperate with either loan modifications or short sales.

Pocket/Greenhaven Residential Real Estate Transactions • Fourth Quarter • Oct.-Dec. 2010

Address	BR /BA	Date	Value	Address	BR /BA	Date	Value	Address	BR /BA	Date	Value
95831											
6705 13TH ST	3/2	12/02	\$285,000	923 GLIDE FERRY WAY	3/2	10/29	367,500	7800 RIVER VILLAGE DR	3/2.5	11/03	215,000
7048 13TH ST	3/2.5	11/08	265,000	7048 GLORIA DR	4/2.5	12/30	306,000	512 RIVERGATE WAY	2/1	10/26	130,000
1233 47TH AVE	3/2.5	10/29	368,000	7415 GOLDEN OAK WAY	3/2.5	11/24	180,000	516 RIVERGATE WAY	2/1	11/04	135,000
7584 ALMA VISTA WAY	4/2.5	11/08	291,000	6921 GREENHAVEN DR	3/2	10/12	227,225	6715 RIVERSIDE BLVD	3/2	12/29	219,000
183 ARBUSTO CIR	3/2.5	12/27	150,200	7040 GREENHAVEN DR	3/2	10/12	162,042	7020 RIVERSIDE BLVD	3/2	10/26	217,500
995 ASTRO CT	3/2	10/29	190,000	34 GREENWAY CIR	5/3	11/29	282,000	7056 RIVERSIDE BLVD	4/2.5	10/28	210,000
261 AUDUBON CIR	5/3	10/27	580,000	862 GULFWIND WAY	3/2	11/10	195,000	18 RIVERSTAR CIR	4/2.5	12/23	325,000
348 BAY RIVER WAY	3/2	11/12	296,000	15 HAVEN CT	5/3	12/17	246,600	7279 RIVERWIND WAY	3/2	12/17	249,000
10 BAYOU CT	3/2	10/07	327,000	638 IRONWOOD WAY	2/2	12/30	218,000	7672 ROMAN OAK WAY	4/3	10/14	565,000
7724 BELL BRIDGE WAY	3/3	10/25	278,000	1004 JOHNFER WAY	3/2	11/01	244,000	1208 ROSE TREE WAY	2/2	10/13	189,000
751 BELL RUSSELL WAY	3/2.5	12/14	519,000	792 LAKE FRONT DR	3/2.5	12/06	385,000	7377 RUSH RIVER DR	2/2	12/09	140,000
14 BETHEL CT	4/2.5	12/13	258,000	845 LAKE FRONT DR	4/3	11/30	534,000	7438 SALTON SEA WAY	3/2	10/15	212,500
18 BLISS RIVER CT	4/2.5	11/29	300,000	59 LOS GATOS CIR	3/2	12/10	332,000	7515 SALTON SEA WAY	3/2	11/16	219,000
412 CAMELIA RIVER WAY	4/2.5	12/30	335,000	7660 MARINA COVE DR	5/3	11/10	775,000	821 SENIOR WAY	4/3	12/03	395,000
430 CAMELIA RIVER WAY	4/2.5	11/08	350,000	442 MARINER POINT WAY	4/2.5	10/08	202,500	849 SHELLWOOD WAY	4/2.5	12/01	220,000
7313 CAMINO DEL REY ST	3/2	10/27	155,000	7418 MOONCREST WAY	3/2	10/19	230,000	937 SHELLWOOD WAY	5/3	12/29	282,000
7006 CATLEN WAY	4/2.5	11/29	367,957	93 MOONLIT CIR	3/2	10/08	175,100	59 SHORELINE CIR	4/2.5	12/13	303,000
618 CAUSEWAY DR	5/3	10/15	450,000	1380 MUNGER WAY	4/2.5	11/17	360,000	747 SHORESIDE DR	3/2.5	12/22	296,000
669 CLIPPER WAY	3/2	12/01	195,000	390 NASCA WAY	4/2	10/12	260,000	6912 SIERRA BONITA WAY	3/2.5	11/18	280,000
2 COBBLELAKE CT	3/3	12/10	283,077	1224 NORFOLK WAY	3/2.5	10/05	377,000	7720 SILVA RANCH WAY	3/3	11/05	650,000
611 CORIANDER WAY	2/2	12/20	179,350	6403 NORTH POINT WAY	4/3	11/22	320,000	6457 SOUTH LAND PARK DR	3/2	10/27	370,000
9 DE LAVEAGA CT	3/2.5	11/19	270,500	6950 NORTHSORE WAY	3/2.5	11/10	225,000	6614 SOUTH LAND PARK DR	4/2	12/02	280,000
430 DEER RIVER WAY	4/3	12/02	141,200	1350 PALOMAR CIR	3/2	11/01	172,000	6621 SOUTH LAND PARK DR	5/3	12/09	246,500
7404 DELTAWIND DR	3/2	11/12	143,000	6526 PARK RIVIERA WAY	2/1	10/14	170,100	18 SPRINGMIST CT	3/2	12/08	237,500
7535 DELTAWIND DR	3/2.5	12/14	158,200	6885 PARK RIVIERA WAY	4/2	10/28	280,000	6792 STARBOARD WAY	4/2	12/10	241,912
7710 EL RITO WAY	4/3	10/21	345,000	745 PARKHAVEN WAY	3/2	11/12	175,000	6815 STARBOARD WAY	2/2	12/08	171,000
7711 EL RITO WAY	4/2.5	11/23	238,000	863 PARKLIN AVE	5/2.5	11/30	363,570	79 STARGLOW CIR	3/2	12/29	275,000
7120 EL SERENO CIR	3/2.5	12/07	235,901	7301 PERERA CIR	3/2	12/15	170,000	6451 SURFSIDE WAY	3/2.5	11/02	335,000
8 ESTUARY CT	3/2	11/16	160,805	7050 POCKET RD	3/2	12/23	264,500	741 WESTLITE CIR	3/2	11/30	239,000
27 ESTUARY CT	3/2	12/14	347,948	90 PORTINAO CIR	3/2	10/01	280,000	7081 WESTMORELAND WAY	2/2	10/21	183,000
64 FALLWIND CIR	2/2	10/28	160,000	1 RAPID RIVER CT	2/2	12/20	135,000	7487 WINDBRIDGE DR	3/2	10/18	193,000
7352 FARM DALE WAY	4/4	10/12	185,000	7706 RIO BARCO WAY	2/3	11/22	270,000	7491 WINDBRIDGE DR	3/2	12/09	254,500
				7524 RIO MONDEGO DR	4/2.5	11/12	329,000	466 WINDWARD WAY	4/2.5	10/28	299,000
				7803 RIVER ESTATES DR	3/2.5	10/22	311,162	45 YUBA RIVER CIR	3/2.5	10/25	215,943
				7746 RIVER VILLAGE DR	3/2	12/14	245,000				



John Woodall
Lyon Real Estate

916-421-5421

jwoodall@golyon.com

JohnWoodall.com

DRE# 01232653



For John, Real Estate means professional service, in addition to property sales

A Sacramento resident since 1985 and REALTOR® since 1999, John brings a wealth of experience to his practice while embracing new ideas and emerging technology tools. His sales consistently rank among the top 15% of agents at his office.

He's earned an advanced GRI designation, is a Senior Real Estate Specialist, holds a B.S. degree and completed a year of law school. Ownership of the former Greenhaven area Party Safari store and two decades of law firm management round out John's background.

For more information please visit:

www.aSeniorsRealtor.com and www.CapitalCityShortSales.com



Andy Thielen

454-3778

AThielen@GoLyon.com

DRE# 01227077



5727 Moddison Avenue – \$445,000

Comfortable 2 story home on oversized lot in one of River Park's most desirable neighborhoods. LR/DR combo, Family Room with wood stove overlooks deck & backyard, 4 bed, 3 baths, office & remodeled kitchen.



1401 45th Street – \$1,550,000

Spanish style home, features a large kitchen with skylights and views of the private backyard, two fireplaces, four upstairs bedrooms including master with walk in closet and balcony, and a finished basement.



GINA BORGES-VALDEZ

916-505-4242

Gina@GoLyon.com

DRE# 01397123



4700 Lusitano Way \$199,999

Excellent Value! This home has too many upgrades to list! Spotless kitchen with island overlooking den & formal dining area. Tile in kitchen, dining room and den. Master bath has double sinks and both tub and shower.



28 Manley Court \$155,000

This charming 3 bedroom, 2 bathroom home with wood floors and fireplace was lovingly cared for. Dual pane windows, heat & air, backyard was professionally landscaped. Lovely home nestled in a cul-de-sac.



5624 La Casa Way \$245,000

Looks and feels new. Well maintained, features include 5 bedrooms, 3 full bathrooms, separate living and dining rooms, fireplace in family room and space in kitchen for dining. Full bedroom and bathroom downstairs.



SRCE presents... *Sacramento Grant A Wish's* **"Home is Where The Heart Is" Event**

Programs Outlined:

- Help for Homeowners
- Project Grant A Wish
- Financial Ed - Work Exp

Thanks to Delta Sigma Pi for their dedication and all the hours they committed without pay, and to the Embassy Suites and our sponsors

Thursday, February 24, 2011

Embassy Suites Promenade

100 Capital Mall • Sacramento 95814

6:00 pm - 8:30 pm

\$50 Per Ticket PP, Dinner Included

Sacramento Grant A Wish strives to help the community of Sacramento by providing programs to educate, inspire, and create jobs. We need your support to help us reach our goals for Sacramento. Join us at our next event "Home Is Where The Heart Is". Enjoy great food and company and learn more about the SGAW and how you can help Sacramento.



RSVP Contact: Lynda Lai Saechao
RSVP Line: (916) 752-9152
lyndas@sacgrantawish.org
This message is brought to you by
Lynda Lai Saechao, Director -SGAW



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DRE# 01891493



YOUR LOCAL NETWORK OF REALTORS

Fourplex in Midtown



Luci Wong 715-0635

LuciWong8@gmail.com DRE# 01067795

4 large units- 1 bed, 1 bath each. Hardwood floors, 2 units updated with granite kitchen and newer appliances. Newer roof, ext paint, window AC. Driveway or street parking. Near conveniences and transportation. 2626 T Street..... \$310,000

Classic East Sac Home



Karen Mullins 995-5611

Karen@karenmullins.com DRE# 01413680

Built in 1937, this spacious 3 bedroom, 1.5 bathroom has charming kitchen overlooking yard. Large living room, dining room, hardwood floors, 1/4 basement, lots of storage, CH&A and attached 2 car garage. Great location. 5001 E Street..... \$469,000

Land Park Home



Meg Heede 803-1628

Meg@MegHeede.com DRE# 00766891

Walk to Land Park and Vic's Ice Cream from this Unusual Duplex. Large 1 bedroom cottage with 1 car garage and a 2 bed 1.5 bath, 1600 sq.ft. unit with a full basement and a 2 car garage. All on a .22 acre lot! Call me for an appointment. 3300 13th Street \$560,000

Dream Colonial Farm House



Vivian Daley-Wirt 849-7314

vdaley@golyon.com DRE# 00475888

Lovely secluded setting down private lane on .79 acre. Beautiful yard w/ patios, pool, spa, waterfall. Huge family room plus nook, office, kitchen, living room, dining room, & detached 3 car garage. 2 master suites, brick patio, tons more! 2520 Old Country Lane..\$959,000

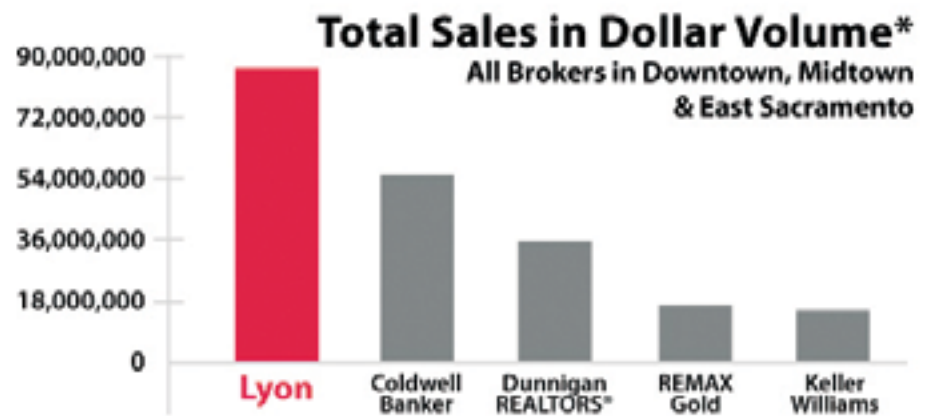
LYON REAL ESTATE

DOWNTOWN

#1

- ▶ in Total Unit Sales*
- ▶ in Listing Sales by Units*
- ▶ in Buyer Sales by Units*
- ▶ in Total Sales by Dollar Volume*

*Statistics based on Trendgraphix reporting in Downtown, Midtown & East Sacramento, all brokers and all price ranges from 1/1/10 - 12/31/10.



554 37th Street \$799,000
Single family, 3/4 bed, 3 bath, 2615 SF.
Jim Sours 541-9775



569 35th Street \$799,000
Single family, 5 bed, 3 bath, 3924 SF.
Kurt Campbell 956-5878



2018 T Street \$795,000
Single family, 3/4 bed, 3 bath, 2900 SF.
Michael Onstead 601-5699



648 Santa Ynez Way \$680,000
Single family, 3 bed, 2 bath, 1652 SF.
Kurt Campbell 956-5878



2211 11th Street \$649,888
Single family, 3/4 bed, 4 bath, 3049 SF.
Tyler Edwards 340-5888



2200 N Street \$649,000
Single family, 3 bed, 2 bath, 2277 SF.
Liz Edmonds 838-1208



2657 10th Avenue \$518,000
Single family, 3/4 bed, 2 bath, 1874 SF.
Jerrylee Vanderhurst 456-5800



1637 47th Street \$449,950
Single family, 4 bed, 2 bath, 1448 SF.
Barbara Harsch 612-0622



5727 Moddison Avenue \$445,000
Single family, 4 bed, 3 bath, 1848 SF.
Suzanne Townsend 716-4801



2004 S Street \$425,000
Single family, 2/3 bed, 2 bath, 2000 SF.
Annette Black 826-6902



1818 L Street #407 \$399,000
Condo, 1 bed, 1 bath, 942 SF.
Mike Onstead 601-5699



420 Pala Way \$365,000
Single family, 3 bed, 2 bath, 1583 SF.
The Woolfords \$365,000



1494 34th Street \$349,900
Single family, 2 bed, 1 bath, 1000 SF.
Gini Horne \$349,900



2021 S Street \$339,000
Single family, 1 bed, 1 bath, 1468 SF.
Annette Black 826-6902



108 Tivoli Way \$328,000
Single family, 2 bed, 1 bath, 1400 SF.
Dan Wakabayashi 425-9738



416 23rd Street \$300,000
Single family, 2 bed, 2 bath, 968 SF.
Liz Edmonds 838-1208



98 46th Street \$299,950
Single family, 2 bed, 1 bath, 1227 SF.
Frant Kolafa 952-3271



5104 C Street \$299,900
Single family, 2 bed, 1 bath, 999 SF.
Michelle Anapolsky 284-1626



1229 W Street \$269,900
Single family, 4 bed, 2 bath, 2246 SF.
Dan Wakabayashi 425-9738



2559 Freeport Blvd \$199,900
Single family, 2 bed, 1 bath, 972 SF.
John Woodall 421-5421

Quality Agents – Community Driven

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Come tour our stunning model complex with its unique, one- and two-story home designs featuring private streets and rear-loading garages, starting at 1428 square feet and priced from the mid \$300,000s. As a resident of this upscale community, you will also benefit from Riverlake amenities, such as direct access to the lake, specialty shopping centers, a Montessori school, parks and picnic areas.



LOWER LEVEL



UPPER LEVEL



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8002 LINDA ISLE LANE
SACRAMENTO, CA 95831

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In a continuing effort to improve our homes, Regis reserves the right to make changes and modifications to plans, elevations, specifications, features, colors and prices without prior notice. All plans, renderings, landscaping and maps are artists' conceptions and not to scale. All dimensions and square footages are approximate.

