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# Real Estate *Showcase*

November 2009

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**The countertop by Concrete Interiors is done on a radius to fit the curved cabinetry. It also features a custom skirt-sink fronts. The color for the entire kitchen is 116 - Avocado, and, using Concrete Interiors' Traditional mix, this piece is finished using its signature hand-troweled technique.**

## Four ways to liven up a drab kitchen

When you have a big gathering at your house, no matter where you try to set up the food and beverages, the crowd inevitably ends up gathering in your kitchen. The problem is you may not be proud of the kitchen you have.

So what do you do? There are many different ways for you to take your existing, drab kitchen and turn it into a place that you are not only proud to show off to your friends, but have no problem making the center of your next party.

Getting new appliances is one of the more obvious moves you can make to change the look of your kitchen.

Stainless steel appliances look sleek and newer models don't show fingerprints as much as older versions. New technology and design offers better-tasting water from dispensers inside the refrigerator and on the door. Dishwashers are quieter and microwaves more powerful than ever.

However, new appliances can be extremely expensive, and out of the reach of many if you're on a budget.

One underrated technique for upgrading your kitchen: get rid of your old, discolored, chipped countertop. If you want a completely new look or shape to your countertop, concrete has become a surface that is extremely popular. Concrete is gaining popularity because it can be designed virtually any way you want it.

"Unlike other hard surfaces, concrete is not limited to square or diamond patterns and not limited in colors," says Jim Peterson, president of ConcreteNetwork.com, which offers a variety of kitchen counter and floor designs, useful tips, and contact information for local contractors in your area. "You are limited in what you can do with granite; not with concrete."

Concrete kitchen countertops can be manipulated and poured into whatever shape you'd like. Special dyes and stains can be used to color your concrete countertop to match almost any look you are going for. You can create a functional and beautiful work-

space in the smallest of kitchens.

When it comes to your kitchen floor, concrete is also as viable an option as wood, linoleum or tile.

Concrete offers endless possibilities when it comes to design. You aren't limited to the size or color of ceramic tiles found in your local store. You can choose finishes that resemble tile, slate, or brick, which are popular textures for achieving a warm, natural feel and they complement stone and wood. Or, finishings can create a more refined, polished look, emitting the texture and feel of quarried stone like marble.

Concrete kitchen floors are resistant to chipping, discoloring or warping, which wood, tile and linoleum can't claim, while at the same time handling the elements of foot traffic and spills with ease.

With either floors or countertops, customization can be done to meet your preferences, or have a less customized look that will fit your budget while still giving you a unique design element.

Check out ConcreteNetwork.com to find concrete contractors in your area that can help in redesigning your kitchen.

Changing your kitchen cabinets is another kitchen improvement option. There is room to spend as much or as little as you want and still be able to have a huge impact.

On the more expensive end, you can rip apart your entire kitchen and replace all of your cabinets, using higher-end materials and colors that better suit you.

New space-saving cabinet innovations include pantries that can slide out, so no more worrying about how long that box of crackers has been collecting dust in the back; it's all there for you to see when you pull the drawer open.

On the less expensive side, sanding and painting your cabinetry is an option - depending on the material you have. Another possibility is changing out the hardware: Hinges and handles in a new color or material will go a long way to making your kitchen look like a new, more welcoming room.

*Courtesy of ARAContent*

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## First time homeowners: Clean house naturally with inexpensive improvements

You narrowed the long house-hunting search down to your favorite option, made an offer the homeowners couldn't refuse, and are well-positioned to take advantage of that \$8,000 first-time home buyer federal housing tax credit. All that's left to do is move in.

But the excitement of making a home your own can dim the first time you open a cabinet door or look in the oven to realize not everyone shares the same commitment to good housekeeping.

Whether cleaning your new home before moving in, or looking for a way to juggle the increase in housework that comes when you move from an apartment to a larger condo or single-family home, tidying up your environment doesn't have to be a tough or expensive task. Moving into a new place is a great time to start fresh, breaking out of old routines and trying different things, including living a more natural lifestyle at home.

"Moving into a new home can be exciting and overwhelming at the same time, but a few simple steps can ease the transition," says Jen Singer, family lifestyle expert. "Think of it as a clean slate for your family, regardless of whether someone previously lived there."

### Start off fresh

It's the dirty little secret of home buying - sometimes the previous owners leave a mess behind when they move out. "Even if they don't leave a mess, you'll still want to give your new home a good cleaning so it truly feels like you're making a fresh start," Singer says.

Before you settle into your new home, dust, mop and scrub everything from the ceiling to the floor. It'll save you from feeling like you're living in someone else's dirt, and give you a brand new start in your new home.

### Divvy the chores

You may love the fact that your new home affords you more living space, but with more space comes more chores. Start out by fairly distributing chores among family members.

"It might be fun to play with your new washing

machine now, but doing all the laundry all the time will get old fast," Singer says. "So task your spouse with grabbing a natural laundry stain remover that cleans powerfully to tackle tough stains, such as Nature's Source Laundry Stain Remover by Shout. The line also has other natural cleaners I like to use for other chores around the home by trusted brands including Windex and Scrubbing Bubbles. They contain 99 percent or more natural ingredients; and they are affordable and available in many grocery and mass merchandise stores."

### Conquer clutter ... before it starts

It's an unwritten law of physics - when you move into a bigger place, your furniture, clothes and other things multiply to take up all the new space. More space and more stuff can add up to clutter and ultimately, more waste.

"Resist the urge to fill your closets and counters with new things," Singer warns. "Instead, look at new ways of using pieces you already own."

Another clutter-cutting tactic - if you just moved boxes that you packed two moves ago and haven't unpacked since, get rid of them. "You may not even want to open them before donating or recycling them," Singer suggests. "After all, whatever is in them is something you've done just fine without for quite a while."

### Personalize with paint

Even if the sellers of your new home put a fresh coat of paint throughout the house before they left, repainting is an easy, inexpensive way to personalize your environment. "Don't be afraid to pick colors that are a shade darker than you'd normally go for. You'll be surprised to find how it can show off your personal style," Singer says.

In keeping with your commitment to live naturally, look for low VOC paints, especially if you're repainting in the winter when ventilation will be limited.

To learn more about natural living tips, visit [www.NaturesSourceCleaners.com](http://www.NaturesSourceCleaners.com).

*Courtesy of ARAcontent*

# Homework essential to successfully buying your first home



Are you considering taking the plunge and buying your first home? If so, you're not alone. Across the country, owning a home still represents the American dream for many and the opportunity to buy your first home couldn't be better.

Declining home prices, increasing numbers of foreclosed properties and unique government stimulus programs are luring potential homeowners into the market. But, purchasing a new home is more challenging than it was just a year or two ago. Relaxed lending standards over the past decade led to one of the greatest housing market booms in the nation's history, and have now contributed to one of the greatest housing market crashes. Lenders who were previously able to easily lend to most homebuyers have now severely tightened their lending standards, making it more difficult for potential buyers to obtain financing.

If you are still ready to make the jump from renter to homebuyer, here are some tips from FindLaw.com, the world's leading online source for legal information on how to prepare to purchase your first home.

## Carefully inspect your credit report

Lenders check your credit report to see if you have the means, the capacity and the track record to pay the mortgage on the home you would like to purchase. The better your credit score, the more likely you will obtain a favorable interest rate and terms on a mortgage.

To learn what your credit score currently is and if there are any mistakes on your credit report, contact the three major consumer credit reporter companies - Equifax, Experian, and TransUnion. The Fair Credit Reporting Act mandates that each of the consumer credit reporting companies must provide you with a free copy of your credit report at your request once every 12 months. If you find mistakes on a credit report, notify the credit reporting company in writing of the mistake. The reporting companies must, by law, investigate the disputed items unless they find that the dispute is frivolous. Credit scores are based on a range of 300 to 850 and a score of 700 or more suggests good credit management, according to Experian.

## Become familiar with mortgage terms and conditions

A mortgage is a legal agreement between the lender and the buyer of a home in which the property is collateral for the loan. A lien on the property being purchased secures the promise to repay the loan. Never sign any legal documents, including a mortgage, if you do not clearly understand the terms and conditions of

the agreement. If you feel pressured to sign a document, walk away and seek the assistance of an attorney or trusted real estate professional.

## Shop around for your loan

Contact at least three financial institutions to obtain information on mortgage rates, terms and conditions for a first-time homebuyer. When you believe you have enough money for a down payment, obtaining a pre-approval letter from the lending financial institution can speed the purchasing process along. Sellers may be anxious to sell a property in today's market, but they're just as anxious to avoid a buyer who is unable get a mortgage to pay for their property.

## First time home-buying programs

As you consider buying your first home, look into local, state and federal programs that may offer financial assistance for first-time homeowners. Check with your mortgage lender to learn more about, and to see if you qualify for the 2009 first-time homebuyer's tax credit. The American Recovery and Reinvestment Act of 2009 expanded the first-time homebuyer credit by increasing the credit amount to \$8,000 for purchases made in 2009 before Dec. 1, 2009. In most circumstances, the 2009 credit does not have to be paid back, but be sure you fully understand your obligations before you count on not paying back the credit.

You also may be able to obtain a bridge loan and apply the funds to your closing costs. Additional information is available at [www.hud.gov](http://www.hud.gov) and [www.irs.gov](http://www.irs.gov). If you're a military veteran, the Veteran's Administration also offers special loan programs for which you may qualify.

## Hire a real estate professional

Buying a home will probably be the largest financial transaction you will make in your lifetime, and it's a process that can leave you feeling overwhelmed. Most buyers often rely on their realtor, loan officer or closing agent to guide them through the purchase process. If you feel that you do not clearly understand the purchasing process, or you would feel more confident if you had additional expertise to make a sound decision, consider hiring an attorney who specializes in real estate law to review and negotiate your offer to the seller, to review your mortgage and closing documents, and to be present and represent you at the closing. Hiring an experienced real estate attorney would be especially useful in dealing with the complexities of purchasing a foreclosed home.

*Courtesy of ARAcontent*

# Lighting techniques right on track and on budget

If the mortgage crisis has you staying put for a few more years, there's an easy way to enhance your home's decor while adding value. Upgrading your recessed lighting or installing a track lighting system can brighten up any room and make your space appear larger.

This is not the track lighting from the 1960s and '70s - those clunky and chunky fixtures in black or white that became hallmarks of contemporary interiors. Now there are a lot more choices: Track heads are smaller in size, available in traditional styles and offered in a variety of finishes including brushed nickel and bronze to coordinate with appliances and hardware. These same metallic finishes are also popular in recessed lighting trims for the same reason, according to Shelley Wang, president of WAC Lighting.

Besides coordinating seamlessly with decor, today's track and recessed fixtures provide supreme versatility. These lighting products come to the rescue when space configurations make it tough to illuminate all areas.

## Out of sight = clean design

"Recessed fixtures are generally preferred for general lighting in almost any room of the house," notes Joe-Rey Barreau, education consultant for the American Lighting Association (ALA) and an associate professor at the University of Kentucky's School of Interior Design.

Wang agrees, adding, "They are perfect for illuminating otherwise dark spaces where portables and direct-mount fixtures have limited capabilities and would visually clutter the design."

Recessed lights offer flexibility in that they can be individually aimed, according to Wang. "Square downlights in singles and multiples are a great linear look that was first made popular in retail and architectural

spaces, but are now found regularly in high-end homes," she explains. "Trimless recessed lights ensure that nothing protrudes below the ceiling plane, giving a minimalist look."

Homeowners can rely on recessed not only when illuminating hallways and kitchens, but also to supplement other light sources in family rooms and bedrooms.

Glenn Siegel, marketing director for Cooper Lighting, has observed two growing trends: an increase in finish choices and a preference for recessed, square shapes for an architectural look. "In both Halo's recessed and track lines, we now provide updated metallic finishes that range from Aluminum Haze, Satin Nickel, and Tuscan Bronze to Antique Copper," says Siegel.

To save on energy, plus limit awkward bulb changes on the ceiling, consumers can buy compact fluorescent bulbs suitable for recessed fixtures. Placing the lights on a dimmer will further cut electrical costs and allow the user to vary the levels of light to create ambiance. Several lighting manufacturers are now offering LED-powered recessed fixtures and hanging pendants suspended from track for even greater energy savings over time.

## Where to use today's track stars

"Almost any room in the house is a candidate for a track system," Rey-Barreau says. Once relegated to applications such as hallways, recreation and family rooms, and basements, track lighting is now being employed in dining rooms, kitchens and bedrooms.

"Track lighting has changed from a mundane product category into one that is design-conscious



and extremely flexible," Rey-Barreau states. The variety of fixture styles and lamping choices are diversified and available in an array of bulb options.

"Tons of homes are built with one junction box in the ceiling, but the residents want to update the space to incorporate general, accent and task lighting," Wang concurs. "If recessed lighting is not feasible without lowering the ceiling height, a track system is a nice alternative. I faced this issue inside my pre-war New York City apartment and the track solution came out great."

Track systems have evolved into highly decorative and functional lighting solutions. "The most common type is the monorail, which contains a single rail of electrified cable that can be installed either in straight runs or can be bent in the field for custom designs," Rey-Barreau notes. The monorail provides the greatest flexibility and has an almost unlimited range of fixture options. With these new systems, the track becomes very much a part of the room's overall aesthetics.

"One of the advantages of the monorail is that you can attach both pendants and accent fixtures on it," Rey-Barreau explains. "Therefore, in a location such as a peninsula in a kitchen or a basement bar, you can place pendants above the work surface while creating spot lighting on objects in the room."

*Courtesy of ARAcontent*

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Featuring soft modern style cues, highlights of the Fina faucet from ShowHouse by Moen include its high-arc, marquee-shaped spout, lever handle and contemporary-shaped base. The beautifully designed faucet also features a flow-optimized aerator for water savings.



## Modern styles looking fresh and comfortable

The “modern” of the new millennium is taking a turn from the past. Extremist modern decorating - with angled edges, geometric shapes and cube-inspired items - has evolved. Today’s soft-modern is welcoming and easy to live in - with delicate designs, flowing lines and understated details. Up-to-date and unfussy, this new modern look is fresh and comfortable.

“Soft modern decorating is really the wave of the future,” says Judy Riley, vice president of design at Moen. “It bypasses all the fleeting trends and features a comfortable, confident look that still manages to be fresh and current. Plus, its style is truly timeless - with clean, simple lines and a spacious, uncluttered feel - the soft modern approach will look as good in 10 years as it does today.”

To begin integrating soft modern style cues in your home, try these tips:

- \* Light, fresh colors form the ideal backdrop for this decorating style. If you’re worried that neutral tones will show scuffs and dirt spots, don’t - paints like Porcelain from Pratt & Lambert are manufactured to be extremely durable. Porcelain actually allows you to scrub the walls without damaging the paint finish, so any accidental dirt marks or spills can easily be cleaned.

- \* If wallpaper is preferred, choose small patterns which will blend well with the muted paint scheme.

- \* Following the direction of the walls, flooring should be neutral, comfortable to the foot and easy to maintain. Luxury vinyl tile (LVT), such as NAFCO by Tarkett, features attractive designs to fit any room of your house and closely mimics the classic, sophisticated looks of authentic tile, plank, stone, slate and other natural textures.

- \* When considering lighting, make the most of natural light from windows and skylights. For accent lighting, try small pendant lights and wall-mounted lights - which can disperse light throughout the room for a soft, romantic effect.

- \* Furniture should be relaxed and comfortable - think sectional, overstuffed couches and chairs. Another trademark look of the soft modern style is that everything doesn’t have to match - an unmatched look is completely appropriate for this welcoming decorating trend.

Once you’ve initiated the overall soft modern decor style in your home, you can choose certain rooms in which to concentrate. A good rule of thumb is to start with the rooms you use most, such as the kitchen, bathroom and bedroom.

- \* In the kitchen, the focal point should be your dining

table. Any shape will coordinate well with a soft modern flair. However a solid wood table is not only beautiful, but is also easy to care for and virtually lasts forever. Another nice option fitting of this design style is a glass-topped table. You can get the best of both worlds with Crate & Barrel’s Halo table, which features a beautiful glass top that’s perfectly flat on the surface but has a deep, light-refracting reverse bevel on the underside. A solid chestnut wood base echoes the halo with its own center top ring in a deep, rich cognac.

- \* In the bathroom, concentrate on the often-used sink area. Here, it’s the faucet that should take center stage. For a clean, uncluttered look to complement a stylish sink, try the new Fina single-handle lavatory faucet from ShowHouse by Moen. Featuring soft modern style cues, highlights of the faucet include its high-arc, marquee-shaped spout, lever handle and contemporary-shaped base. The beautifully designed faucet also features a flow-optimized aerator for water savings.

“We’re finding that homeowners are looking for softer, modern styles featuring smooth lines, curved surfaces and rounded features,” says Shawn Hardy, ShowHouse brand manager. “The Fina collection offers a unique combination of modern styling with graceful, elegant details - and now provides homeowners additional design options with the single-handle faucet.”

Additionally, the Fina faucet has been certified to meet WaterSense criteria, meaning the fixture meets the Environmental Protection Agency’s guidelines as an environmentally responsible and efficient product. The faucet flows at 1.5 gallons per minute (gpm), versus the traditional flow of 2.2 gpm - providing consumers the sensational water experience they are accustomed to, while reducing water usage by up to 32 percent.

- \* Finally, in the bedroom, the center of attention should be the bed. Look for strong headboards which don’t overwhelm the room and add your personal flair to the style.

To add the finishing touch to your newly decorated home, place carefully selected accessories in each room. But don’t ruin the soft modern style by cluttering things up with unnecessary accessories. A simple vase of flowers or bowl of fresh fruit might be all you need to add the perfect finishing touch to a room. Keep things relaxed, simple and comfortable - and you’ll enjoy the soft modern style today and for years to come.

For more information on the Fina lavatory faucet from ShowHouse, visit [shfaucets.com](http://shfaucets.com) or call (877) MOEN-SH1 for product information.

*Courtesy of ARAcontent*



# Stylish, sustainable fall interior design ideas

When you think of the colors associated with fall, green doesn't necessarily come to mind. Environmentally speaking, however, it should. There's no better time than now to lessen your home's impact on the environment and change the way you decorate and live. So, why not go green this fall? It's not nearly as difficult to become earth-friendly as you might think.

"From products that contribute to good indoor air quality to ones that truly reflect the 'reduce, reuse, recycle' mantra, the number of affordable green interior decorating products has literally exploded within the past five years," says Donna Schroeder, Dutch Boy color marketing and design manager.

These days, you can find stylish, eco-friendly design elements for every room in the house. And, contrary to popular belief, going green doesn't mean you have to sacrifice style for sustainability. The two can coexist quite effortlessly.

You can start simple by dressing your bed in luxurious sheets, throws and comforters made from fabrics such as rich, renewable bamboo or soft, organic cotton. Cover your floors with formaldehyde-free carpets constructed of recycled fibers or select a natural material, like stone, slate or even concrete. Then, hang energy-efficient window treatments with high insulation and shading properties.

Don't stop there. Spice up your tired sofa with a design-forward slipcover and throw pillows crafted from 100 percent recycled materials. Add bright recycled glass plates and serving pieces to your china cabinet. Buy furniture made from sustainably harvested wood or, better yet, visit local secondhand shops and

repurpose. Or, look around your own home and see what you already have that can be adapted for a new use. You'd be surprised what a little creativity and some good old-fashioned elbow grease can do.

If you're looking to add bold, fun color, paint fits perfectly into this overall green scheme. It's an inexpensive, effective and, most importantly, environmentally-minded way to change the look and feel of an entire room. Many paint manufacturers now offer coatings that contain few, if any, volatile organic compounds (VOCs), or vapors that are released from paint as it dries.

Using paints formulated without VOCs, such as Dutch Boy's new Refresh interior paint with exclusive odor-eliminating Arm & Hammer technology, takes your home one step closer to reducing your environmental impact while leaving your interior looking fresh, modern and filled with personality.

Many home improvement products, including Refresh, are also Indoor Air Quality certified by The GREENGUARD Environmental Institute, a nonprofit, industry-independent organization that certifies indoor products that meet satisfactory indoor air emissions standards.

Keep in mind that greening your home, inside or out, doesn't happen in a matter of minutes or even overnight. It's an ongoing process. The limit to how green your home can be is up to how willing you are to adjust your lifestyle. The choice is yours. "It doesn't take any grand gestures to start going green," Schroeder says. "Tiny changes add up to make a big overall impact on the environment."

*Courtesy of ARAContent*



## Kitchen and bath updates on a budget

In addition to decking the halls of your home this holiday season, you can create a warm and inviting atmosphere for guests by updating high-traffic areas like kitchens and bathrooms with simple and inexpensive home-improvement projects. With a few easy steps and just one basic tool, these projects can be done on a budget and make a big impact:

### Repair broken floor tiles/install new tiles

To spruce up the bathroom or kitchen, repair broken tiles and install new ones. Try using the Dremel Multi-Max Oscillating Tool for best results. Insert a grout blade into the oscillating tool and orient the blade on the tool so you can best access all four sides of the broken tile. For hard set grout, use the maximum speed; softer and less-set grout can be worked at a medium speed. Keep the blade at a right angle to the floor, being careful not to knock the remaining good tile. Remove all the old tile and dust.

Continue working away remaining grout. Remove the remaining thin set material with a diamond coated accessory. Attach the sanding pad and diamond paper. With the sander flat to the floor, work away any old material, dusting several times throughout. Removing the excess material will allow the new tile to sit flush with the other tiles already in place. Once the surface is clean to the subfloor, remove any dust with a wet sponge. Finally, affix and grout new tile into place.

### Refinish kitchen or bathroom cabinets

Refinishing cabinets in a kitchen or bathroom is an inexpensive way to update the look of the whole room. Detach all of the drawers and doors and store them in a clean, dry place. Inspect the cabinets for any damage, and repair with wood putty or by sanding. Then, wash cabinets to remove any dirt that has accumulated over time. In order to make the next step, sanding, as effortless as possible, use an oscillating tool with sanding pad and sand paper. 120 wood sandpaper is usually recommended. While sanding on medium speed, keep the sanding pad flat to the wood. Always move the

pad in the direction of the grain. Finally, paint or stain the cabinets.

### Tile grout

Removing and replacing tile grout is a small renovation project that pays big dividends in appearance and most homeowners find the project simple enough to do on their own. One of the primary reasons people replace grout is because of mold accumulation. The first step is to remove the existing grout material. Invest in an inexpensive power tool equipped with an attachment designed specifically for quick grout removal such as a rotary tool with a grout removal blade which will grind the old grout away in a matter of minutes. Then, thoroughly clean the areas where the existing grout was removed before adding the new grout between tiles. Remember to follow the grout manufacturer's directions for a clean and thorough job.

### Remove old caulk

Removing old sealing caulk from around a sink or bathtub is a simple way to refresh a room. Begin by lining caulk with masking tape to reduce the risk of scratching the porcelain or tile. For easy removal, use an oscillating tool with a flexible scraper blade. Set the tool at a low speed and insert the blade in between the wall and the caulk. Make sure that the screw head does not make contact with the surface during the scraping process by holding the tool at an angle to the blade. Work the line between the sink and the lower edge of the caulk and peel away the remaining caulk. When all the caulk is removed, wipe the area with rubbing alcohol to remove any remaining residue and remove the tape.

To re-caulk, line the seam with fresh tape. Hold the nozzle of your caulking gun toward the joint about 45 degrees out from it. Apply steady pressure to the trigger while moving the gun at a smooth speed along the length of the seam.

For more tips and project ideas, visit [www.dremel.com](http://www.dremel.com) or call the Dremel experts at (800) 437-3635.

*Courtesy of ARAContent*

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Cottage-style, hobby  
room or office, good  
sized backyard.  
Not a short sale.  
\$76,000



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Great price, great  
village and area of nice  
upscale homes in  
Jacksonville!  
\$119,000



**Brentwood Dr #200**  
Beautiful private 5.25  
acre homesite w/gor-  
geous views of Eagle  
Point City, Golf Course  
& S Oregon mountains  
\$149,900



**1230 Vista Drive**  
3 bdrms, 2 baths,  
1196 sq. ft. nice  
updates, new kitchen  
with granite counters  
and new appliances.  
**\$169,900**



**1625 Oregon Avenue**  
3 bdrms, 1 bath, 1458  
sq. ft. in Old East  
neighborhood. Nice  
updates, large back-  
yard w/covered patio.  
**\$180,000**

**NW MEDFORD**

**MEDFORD**

**MEDFORD**

**EAST MEDFORD**

**CENTRAL POINT**



**3091 Merriman Rd.**  
3 bdrms, 1628 sq. ft.  
with large shop.  
Located on cul-de-sac,  
lots of updates.  
\$199,500



**956 Parkdale Ave.**  
3 bdrm., 2 bath  
1765 sq. ft. Vaulted lg living  
rm w/lg windows overlook-  
ing lg covered porch. Open  
kitchen to lg dining rm.  
\$210,000



**1311 Swayze**  
3 bdrms, 2 baths,  
1350 sq.ft. with  
amazing combination  
of location, quality &  
energy efficiency.  
\$199,900



**2675 Freedom Way**  
2 bdrms., 2 baths,  
vaulted wood ceilings  
in lg living rm with  
added skylights.  
\$227,000



**1871 Marys Way**  
Need Lg RV parking  
with RV hookups? Nice  
custom built with  
vaulted ceilings  
\$229,000

**MEDFORD**

**EAST MEDFORD**

**EAST MEDFORD**

**EAST MEDFORD**

**APPLEGATE**



**4324 Navarro Springs Ave**  
3 bdrms, 3 baths, Wow!  
Forest Ridge at Vista  
Pointe!! Many upscale &  
designer touches.  
\$245,000



**531 St. Augustine Dr.**  
Brand new! 3 bdrms, 2  
baths, 1760 sq.ft. new floor  
plan by Mike Susi. Beautiful  
views of pasture & mtns!  
\$285,000



**213 Dunthrope**  
3 large bedrooms 3  
full bathes, could be 2  
masters/guest suite or  
office  
\$285,000



**2798 Brookside Drive**  
3 bdrms, 2 baths, 2130  
sq.ft. by Steve Asher  
w/large, private, beautiful  
back yard & great patio.  
\$305,000



**8129 Thompson Creek Rd.**  
3 bdrms., 2 baths, 1st  
time on market. Built for  
owners. **10.71 acres**  
plus separate studio.  
\$329,900

**EAST MEDFORD**

**EAST MEDFORD**

**EAST MEDFORD**

**EAST MEDFORD**

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**2735 Kerrisdale Ridge**  
4 bdrms, 2.5 baths, 3219  
sq.ft. with great floor plan!  
Hardwood floors through-  
out, formal living & dining.  
\$399,000



**4449 Park Ridge Dr.**  
3 bdrms, 3 baths, 3230  
sq.ft. valley views. An  
open great room  
w/hardwood floors,  
vaulted ceilings.  
\$425,000



**4647 Hathaway**  
5 bdrms, 4 baths, 3900  
sq. ft. with views of  
Roxy Ann west hills &  
surrounding valley.  
\$449,900



**129 Oxford**  
4 bdrms, 3 baths, 2556  
sq. ft., .23 acres,  
2-Car garage, very well  
kept & private location.  
\$459,000



**760 California Street**  
3 bdrm., 3 bath, 2560  
sq. ft. on .70 acre lot!  
Beautiful views of valley.  
Separate 3 car garage  
w/shop & storage!  
\$495,000

**EAST MEDFORD**

**EAST MEDFORD**

**EAST MEDFORD**

**CENTRAL POINT**

**WHITE CITY**



**410 Golf View Drive**  
3 bdrms, 2.5 baths, 2440  
sq.ft. close to RVCC & RVMC.  
New kitchen in '06, travertine  
& hardwood floors. Heated  
inground pool.  
\$499,000



**11 Bel Air Court**  
4 bdrms, 4 baths, 4676  
sq.ft, top of the world  
views! .46 acre lot  
minutes to RVCC.  
\$575,000



**7012 Pine Ridge**  
3 bdrms, 3 baths, 3032  
sq. ft., beautiful views,  
Gunitite solar heated lap  
pool, 4.72 acres.  
\$879,000



**3944 Jonathan Way**  
3 bdrms, 3.5 baths, 3728  
sq.ft. Pagnini-built, min-  
utes from J'Ville. 770 sq.  
ft. guest quarters, 3 mas-  
ter suites, 2.02 acres.  
\$995,000



12990 Modoc Road  
2 bdrms, 2.5 baths, 4725  
sq.ft. custom home in pre-  
mier setting. Mediterranean  
style overlooking private 3  
acre lake, mtn & city lights!  
\$6,900,000

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|  |  |   |   |  |
| <b>Neva Street #1902</b><br>.8-acre in great location. Across from E.P. Elem. & close to downtown. City services at street.<br><b>\$39,000</b>           | <b>3810 Hillcrest Road</b><br>Great view lot in the Bel Air Heights subd. <b>.67-acre</b> with nice trees, views of city lights, mtns., sunsets.<br><b>\$125,000</b> | <b>200 Oak Knoll #9</b><br>Small planned unit dev. with charm, class, common areas plus lg. trees close to downtown Jacksonville!<br><b>\$139,000</b>                       | <b>11852 Agate Road</b><br>5 acres with excellent valley views, located 15 minutes from Medford. Homesite approval.<br><b>\$159,900</b>                   | <b>445 N Ninth St.</b><br>3 bdrms, 3 baths, town house, close to downtown & schools. Granite counters w/nice appls.<br><b>\$169,900</b>                    |
| EAST MEDFORD   | MEDFORD  | EAST MEDFORD  | EAST MEDFORD  | CENTRAL POINT  |
|  |  |   |   |  |
| <b>3913 MonteVista</b><br>.43-acre lot in Cherry Lane Estates. Nice valley & mountain views.<br><b>\$179,000</b>   | <b>2029 Grey Eagle Dr.</b><br>4 bdrm, 2 bath, many designer touches, gourmet kitchen, granite counters.<br><b>\$279,900</b>  | <b>1329 Queen Anne</b><br>3 bdrms, 3 baths, 2403 sq. ft. classic Frank Clark home, wood floors, large private backyard. Not a short sale.<br><b>\$299,000</b>               | <b>4179 Tamarack Dr.</b><br>4 bdrm., 3 bath, 3631 sq. ft., kitchen with granite countertops, island cooktop w/wall oven, great views!<br><b>\$349,000</b> | <b>8813 Blackwell Road</b><br>3 bdrms., 2 baths, 1890 sq. ft. custom chalet-style with great valley views. Full RV hookup, 7.5 acres.<br><b>\$399,900</b>  |
| EAST MEDFORD   | CENTRAL POINT  | CENTRAL POINT   | JACKSONVILLE  | EAST MEDFORD   |
|  |  |   |   |  |
| <b>3365 Annapolis Dr</b><br>4 bdrms, 3 baths, house sits on 1/2 acre in a private setting with incredible views.<br><b>\$400,000</b>                     | <b>4081 Carlton Avenue</b><br>3 bdrms, 2.5 baths, 2129 sq.ft. w/year round creek & private park-like grounds. 1/2 acre lot close in!<br><b>\$415,000</b>             | <b>3639 Scenic Ave.</b><br>4 bdrms, 3 baths, 3338 sq. ft., large hay barn, fenced and cross-fenced! <b>17.07 acres.</b><br><b>\$525,000</b>                                 | <b>1861 Wagon Trail Drive</b><br>5 bdrms, 4 baths, 3772 sq.ft. split level with newer master suite. Great exercise room & office.<br><b>\$575,000</b>     | <b>4359 Murryhill Terr.</b><br>4 bdrm., 3 bath, lots of space for family. Beautiful open floor plan. Main level living & master suite.<br><b>\$595,000</b> |
| EAGLE POINT  | EAST MEDFORD   | CENTRAL POINT   | EAST MEDFORD  | SW MEDFORD   |
|  |  |   |   |  |
| <b>1020 E. Dutton Road</b><br>4 bdrm, 3.5 bath, 3314 sq.ft. in great location in trees & year-round creek. <b>1.94 acre</b> lot.<br><b>\$699,000</b>     | <b>6721 Laurelcrest Dr.</b><br>5 bdrm., 4 bath 4307 sq. ft. <b>1.91 acres</b> In Sun Ridge Estates. Guest quarters.<br><b>\$775,000</b>                              | <b>2255 Johns Peak Rd.</b><br>Great master suite w/2 separate baths, bonus room and deck w/hot tub. <b>Fabulous views.</b> <b>7.75 acres. Gorgeous!</b><br><b>\$829,000</b> | <b>1239 Gardner Way</b><br>4 bdrm., 4 bath 3318 sq. ft. On <b>5 acres.</b> Perimeter & cross-fenced.<br><b>\$899,000</b>                                  | <b>2099 Knowles Rd.</b><br>Million Dollar Views! <b>35+ acres</b> , 3 bdrms, 3 baths, 2887 sq. ft. built by Mike Pagnini<br><b>\$949,000</b>               |
| EAGLE POINT  | SW MEDFORD   | EAST MEDFORD  | EAST MEDFORD  | COOS BAY   |
|  |  |   |   |  |
| <b>1544 Nottingham Cir.</b><br>4 bdrms, 3.5 baths, 4564 sq. ft. home on .66-acre park-like grounds. 4+ car garage, pool w/waterfall.<br><b>\$995,000</b> | <b>3922 Pioneer Road</b><br>3 bdrm., 3.5 bath, 4061 sq. ft. Pagnini NW Craftsman-style w/gated entry. Large barn, <b>4.71 acres.</b><br><b>\$1,075,000</b>           | <b>6959 Pine Ridge Dr.</b><br>Fantastic valley views! 5153 sq. ft. master-piece on <b>10 acres.</b> Timeless inside & out.<br><b>\$2,190,000</b>                            | <b>2391 Terri Drive</b><br>The Villa at Crown Ranch. 4 bdrms, 5 full baths & two 1/2 baths with 7960 sq.ft. 5.32 View Acres<br><b>\$3,400,000</b>         | <b>53880 Beach Loop Dr.</b><br>Prime Ocean View Location! This Bandon resort/retreat sits on 32.10 acres around Bradley Lake<br><b>\$5,900,000</b>         |

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