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Lexington GAZETTE



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Realtoid of the Issue:

What is the longest recorded construction time for a private residence?

See below for the answer...

The Winchester House in San Jose, CA was under construction for 38 years!

From your Full Service Real Estate Brokerage **Lexington PROPERTIES**

7 Quick Fixes: to Increase Your Homes Value

With buyers scarcer, you must up the ante to convince them your property offers what many want most — top value for dollar expended. Here are seven fast fixes:

- 1. Buff up curb appeal.** You've heard it before, but it's critical to get buyers to want to look on the inside. Check the condition of the landscaping, paint, roof, shutters, front door, knocker, windows, house number, and even how window treatments look from the outside.
- 2. Enrich with color.** Paint's cheap, but forget the adage that it must be white or neutral. Just don't get too avant-garde with

jarring pinks, oranges, and purples. Use soft colors that say "welcome," and lead the eye from room to room.

- 3. Upgrade the kitchen and bathroom.** These make-or-break rooms can spur a sale. But besides making each squeaky clean and clutter-free, update the pulls, sinks, and faucets.

- 4. Add old-world patina.** Install crown molding at least six to nine inches in depth, proportional to the room's size, and architecturally compatible.

- 5. Screen hardwood floors.** Buyers favor wood over carpet, but refinishing

is costly and time-consuming. Screening cuts dust, time, and expense. What it entails: a light sanding, not a full stripping of color or polyurethane, then a coat of finish.

- 6. Clean out & organize closets.** Closets are best only half-full so buyers can visualize fitting their stuff in them.

- 7. Update window treatments.** Buyers want light and views, not dated, fancy-schmancy drapes that darken. To diffuse light and add privacy, consider energy-efficient shades and blinds.

(Adapted from *Realtor Magazine*)

Coming Soon! 3685 Kendra Way, San Jose



4 Bedrooms
2 Baths
1564 Sq. Ft.
6,000 Sq. Ft. Lot

Hardwood Floors throughout, granite kitchen counters, dual pane windows & sliding door, fenced pool & spa, master suite...

Looking to buy or sell a home?

Have real estate questions?

Call or email us anytime for a free no obligation consultation!



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From the Toews' Table: Baked Spinach Artichoke Dip

Ingredients:

- 1/2 cup shredded mozzarella cheese
- 1/2 cup sour cream
- 1/2 cup mayo
- 1/2 cup grated Parmesan cheese (divided)
- 2 tsp. Dijon Mustard
- Dash of white pepper
- 14 oz can artichoke hearts (drained & coarsely chopped)
- 1 cup loosely packed, coarsely chopped spinach leaves
- 1/2 cup finely chopped red onion

Combine Mozzarella cheese, sour cream, mayo, 1/4 cup of the Parmesan cheese, the mustard, and pepper.

Stir in artichoke hearts, spinach, and onion.

Spread evenly in a pie plate. Sprinkle with the remaining Parmesan cheese.

Bake uncovered at 350 degrees for 15 minutes or until heated through and golden on the top.

Serve with tortilla chips... Enjoy!

Do you know someone that would benefit from receiving the Lexington GAZETTE?

Email us with their name and address and we will enter you into our drawing for "Dinner on Us"!

A note from the Broker: A year in review...

I started Lexington Properties one year ago, and despite a slow market, Lexington Properties has been doing very well and growing! In addition to the personal addition of my daughter, Elyse Leanne Toews born January 8, 2008, Lexington Properties has taken on three agents.

Dave Fiore, Drew Jordan and Ian Elmazaj have joined team Lexington and I'm excited to have them aboard.

So where is the market in a nutshell? Highly desirable areas are, and will continue to be, good. They have seen little change. Less desirable areas are adjusting in price and will continue to do so. Some areas are adjusting more than others.

We have seen a slight pick up in the last month in pending/sales. I think much of this is attributed to the Fed keeping rates steady and intending to do so for the

near future. That decision has given the market some much needed stability.

Thank you for your support and referrals in year one of Lexington Properties! I look forward to an even better year two!

~Aaron



Your referral is the highest compliment we receive. Thank you for your trust!

Lexington
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HAVE A HAPPY & SAFE 4TH OF JULY!