



LA RAE MEHLHOFF
 PRINCIPAL BROKER
 541-729-9445
 LARAE@COMCAST.NET



Beautifully Maintained Home + Lot



Townhome located in Quail Run. Master Suite/bath is on the main level, kitchen w/ beautiful cabinetry, formal dining, gas fireplace & living room w/ soaring ceilings. 2 bdrms upstairs w/ full bath, bonus area w/ fireplace and excellent built-ins. Location is excellent, close to the walking/bike path leading to Autzen Stadium & VRC. 2 car garage, extra storage & extra parking area available for Quail Run owners. **Priced at \$340,000. Call La Rae Mehlhoff, 541-729-9445.**



Sunshine Acres



Very pretty 3 bedroom/2 bath home located in the Ferry Street Bridge area of Eugene. Great Room concept, and good floor plan. Kitchen has an abundance of cabinetry, dining area which leads to the back yard and 20' x 22' shop and easement. The home has a newer roof, siding and carpeting. 2 car garage, but extra parking in the shop building. Property is very well maintained, and is new to the market! **Price: \$259,900. Call La Rae Mehlhoff, 541-729-9445**

**Ask
The Expert**



**Melanie
Hurwitz**
 Broker
 Prudential
 Real Estate
 Professionals

What Should I Do Before I Sell?

Most clients when they contact me to discuss listing a house want me to do a walk through and help them to figure out what they should do before listing the house for sale. This is especially common with family members who are now dealing with their parents aged home, now that their parents have either passed on or moved into other living arrangements.

Here is what I tell my clients. One of the most important things you can do is to update the floor coverings. Old floor coverings usually date the home. Old carpet can be filled with dust, dirt and other allergens as well as odors especially if there have been animals in the home. If there are hardwood floors under the carpeting then take out the carpeting and expose the hardwood floors.

Even if you aren't up to refinishing the floors yourself, hardwood floors are more valuable than carpeting today so let them be seen. If there aren't hardwood floors and you are dealing with old carpeting then go to a local carpet store and ask them for a neutral color that is in stock that is a typical carpet that they put in rentals. This carpeting will usually freshen up the home inexpensively and be of a good enough quality to last many years until the new homeowner decides to make his/her own personal changes.

At the same time, if there is old vinyl in the kitchen or bathrooms, do the same thing. Look at what vinyl flooring is in stock on the roll. Find something relatively neutral and have it installed at the same time as the carpeting.

The next thing to do is to repaint the inside of the home with a neutral color.

Preferably not white but an ivory or eggshell color will do. This freshens up the home and gives the potential buyers the ability to visualize their belongings in the home.

These are just a couple of simple, relatively inexpensive things that you can do to wake up a tired home and present it in such a way that the buyers can visualize moving in right away because it is clean and fresh. The rest of the updates they can do at their leisure, but nobody wants to move into a dirty, stale house.

Melanie Hurwitz
 BROKER, ABR, CRS, ALHS, SFR
 Prudential RE Professionals
 541-729-8111
 541-302-4462
 melanie@eugenehome.com
 www.eugenehome.com



You will love the sunsets and the view of Fern Ridge Lake to the North and West. To the East and South are breathtaking views overlooking the farmlands below, Spencer Butte and the Cascades. At the top of this beautiful 67 plus acres with an almost 270 degree view, is the prepared homesite. All utilities are existing in place and ready for a spectacular home. The property has about 1200 feet of frontage on the Coyote Creek with about 10 to 12 acres of natural wildlife area, at least 24 acres of level improved pasture with a barn for livestock, mature fruit trees, 5 to 8 acres of mature timber and over 18,000 10 year old fir trees in a "free to grow" program. All within mere minutes of the airport, town and all services. Priced at \$825,000. Please give me a call more information or to personally view this magnificent property! Call Bonnie Fick, Broker.

541-683-5737 or 541-554-2791

White Sails In The Sunset



www.housingguide.com

Phone: 541-687-8633
 Fax: 541-687-8633
 E-Mail: sales@housingguide.com

Publisher:
 Anne Seales

Production:
 Sarid Ditton, Lisa Baker

Web & Photography:
 Sarid Ditton

Distribution:
 Robin Addcox, Lanny Martin, Quickdraw, Jim Harris

This Publication is 100% Recycleable

