

Central Park

# Neighborhood Update



Brought to you by your Central Park neighbor and top selling neighborhood real estate agent.



## Get Your Home in Shape for Showing

Homes that have been well-maintained and convey pride of ownership appeal to perceptive, motivated buyers. Below are some simple steps you can take to ensure your home is in “show shape” when you are ready to sell.

- Clean or replace carpets and/or other flooring, such as vinyl and hardwoods.
- Wash the windows and window coverings.
- Clean the kitchen and baths until they sparkle.
- Clear and pack away clutter and sell or store extra furniture.
- Clean your closets. Extra storage space helps sell homes.
- Paint or touch up any homes that need it. Use neutral colors, which have a more universal appeal.
- Take down family pictures and other personal decorations. The more your house looks like your home, the harder it is for buyers to imagine themselves living there.
- Clean the garage and neatly stack and store boxes.



Your homes cleanliness and appeal create an unconscious impression. That impression can determine the likelihood of an offer.

## Upcoming EVENTS

### Central Park:

- **Community Garage Sale**  
Saturday, October 7th from 7am—1pm
- **Holiday Event**  
Saturday, December 2nd from 4-6pm

## REMEMBERING 9/11



Planning to sell your home? Here are some reasons to call me today:

- **Top Selling Agent in Central Park, 2015 and 2016**
- **International Diamond Society Producer, Coldwell Banker, 2016**
- **Presidents Award, Tarbell, 2015**

*... It Matters Who you Hire!*

## My Recent Listings in Central Park



### Half Moon Circle

5BR / 3BA / 2,890 Sq. Ft

**JUST SOLD**



### South Creek Circle

5BR / 3BA / 3,206 Sq. Ft

**JUST SOLD**



### Half Moon Circle

4BR / 2BA / 2,386 Sq. Ft

**IN ESCROW**



### Seraphina Road

4BR / 2BA / 2,517 Sq. Ft

**IN ESCROW**

## HOA Contact Information

Avalon: [www.AvalonWeb.com](http://www.AvalonWeb.com)

Community: [www.MyCpHoa.com](http://www.MyCpHoa.com)

### For Accounting Issues:

Email: [ar@AvalonWeb.com](mailto:ar@AvalonWeb.com) | Phone: (951) 244-0048 x 109

### For Architectural Issues:

Email: [Tarc@AvalonWeb.com](mailto:Tarc@AvalonWeb.com) | Phone: (951) 699-2918 x 104

### For Management Issues:

Community Manager—Jayson Benanti, CMCA®

Email: [CentralPark@AvalonWeb.com](mailto:CentralPark@AvalonWeb.com) | Phone: (951) 699-2918 x 111



## Upcoming Events in Murrieta:

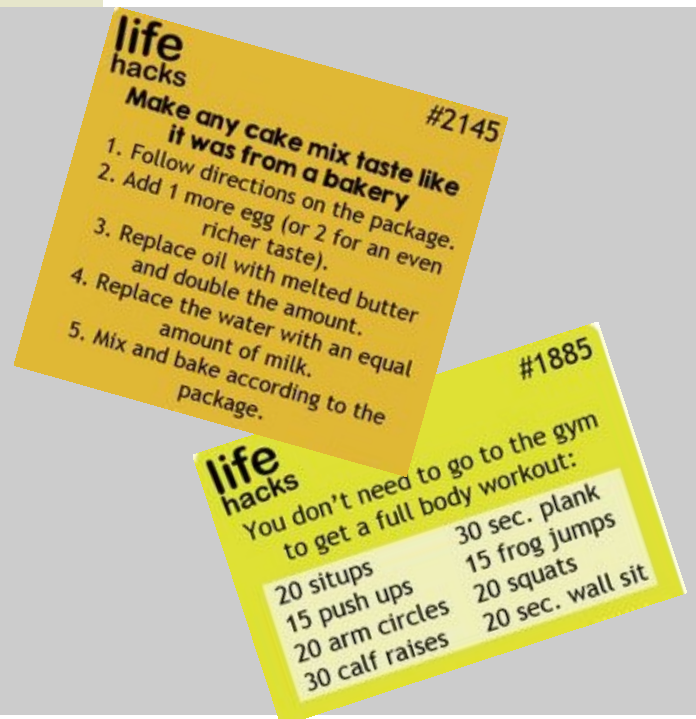
- **9/11 Tribute**  
Monday, September 11th  
Town Square Park

*Please visit the city's website for a complete list of events and to register for any upcoming events.*

## Home Care Tips of the Month

You can keep your home in top shape with simple tasks throughout the year. This month be sure to:

1. Make sure your gutters stay clear and clog free. It's best to do this before leaves get wet from the rain.
2. Check caulking and weather strips around doors and windows.
3. Trim back tree branches that are too close to your house or other building structures.
4. Check for peeling paint and scrub any mildewed areas you find on your siding.
5. Service your kitchen disposal by grinding several cups of ice cubes.
6. Examine, repair and replace caulk and grout around your bathtubs and showers.
7. Pour one gallon of water down unused drains.
8. Check your fire extinguisher. Refill or replace as needed.



## THANK YOU!

Thank you Central Park friends for your kind support. I have sold more homes in our neighborhood these past 3 years than any other agent. If you are considering selling, I hope you will call. I am an original homeowner and your neighbor who sincerely cares about our property values. I would love to discuss the value of your home at no cost or obligation.



## Need help around the house? I know people...

In my work, I am connected to service people of all kinds. Call or email me if you need referrals for reputable service providers. I am always happy to help.



### Mitchell Jones

Your Neighborhood REALTOR®

**Phone:** (951) 805-1451

**Email:** [Mitchell.Jones@camoves.com](mailto:Mitchell.Jones@camoves.com)

**Website:** [MitchellHomeSales.com](http://MitchellHomeSales.com)

**CalBRE #:** 01949915

