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YOUR SPECTRUM SPECIALIST

My goal is to offer a newsletter that will provide community information and support to residents living in the Boardwalk, Esplanade, Promenade, Tribeca, Atrium, Avion and Domain and Ariva complexes. I invite you to call or email any news or information about the community that you would like to share.

www.spectrumtownhomes.com

Serving Spectrum Center for 10 years

Spectrum Center News

2014

Address	Complex	Sq Ft	Bed/Ba	Price	Status
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ON THE MARKET

Promenade North Place	Atrium	1,884	3/3	\$476,990	
Spectrum Center Blvd	Boardwalk	1,695	2/2.5	\$430,000-\$445,000	pending
Haight Terrace	Tribeca	1,472	3/3	\$429,000-\$439,000	pending
4695 Central Plaza	Esplanade	1,438	3/3	\$425,000-\$435,000	pending*
Spectrum Center Blvd	Tribeca	1,254	2/2.5	\$414,900	
Central Plaza	Esplanade	1,267	2/2.5	\$399,900	
Haight Terrace	Tribeca	1,232	2/2	\$399,000	pending
Plaza Promenade	Promenade	1,277	2/2	\$395,000	
Promenade North Place	Atrium	1,166	2/2.5	\$392,990	

RECENT SOLD

8969 Butternut Lane	Boardwalk	1,851	3/2.5	\$490,000	5/29/14
4635 Central Plaza	Esplanade	1,438	3/3	\$429,987	5/16/14
8920 Fillmore Lane	Boardwalk	1,600	2/2.5	\$427,500	4/15/14
4671 Central Plaza	Esplanade	1,438	3/2.5	\$425,000	5/01/14*
8763 Tribeca Circle	Tribeca	1,472	3/3	\$423,000	6/30/14*
8905 Promenade North Place	Promenade	1,313	3/2	\$415,000	6/30/14*
8702 Boardwalk Ct	Esplanade	1,438	3/3	\$415,000	4/18/14*
8873 Promenade North Place	Promenade	1,320	2/2.5	\$399,000	4/08/14
4651 Central Plaza	Esplanade	1,337	2/2.5	\$398,000	6/26/14*
8748 Esplanade Park Lane	Esplanade	1,337	2/2.5	\$397,000	5/07/14
8744 Concourse Ct	Esplanade	1,267	2/2.5	\$397,000	4/04/14
8760 Concourse Ct	Esplanade	1,267	2/2.5	\$390,000	4/25/14
8827 Lightwave Ave	Promenade	1,254	2/2.5	\$380,000	4/23/14*
4948 Haight Terrace	Tribeca	1,232	2/2	\$375,000	4/07/14

* representing my clients

LOOKING TO MOVE UP TO A LARGER HOME?

According to Trulia, 75% of Americans say it's better to buy a home now rather than wait a year from now. However those who have already purchased a home at the time of the survey say, they would have done things differently—34% said they had wished they had chosen a larger home. The common theme among those surveyed is that they wished they had invested more in their home, either by increasing the size, paying more for renovations, or coming up with a larger down payment.

Many **Spectrum** homeowners need to sell their condo in order to move to a larger home. I call that the "domino effect" and have been very successful with helping owners search for a larger home, while marketing and selling their Spectrum condo. I negotiate and plan the timing from closing the sale and transitioning to the new home purchase. I have several past Spectrum homeowners that would be glad to give you a referral about the positive experience they had with me. Please contact me for their names and more information about the process.

The Critical First Two Weeks of Marketing Your Home for Sale

Brokers share their listings with other brokers in the multiple listing service (MLS) under certain rules of cooperation and compensation. This includes showing instructions, so that other agents can bring their qualified buyers to see your home. I add other data such as mapping, satellite image, neighborhood information, tax roll data, school information and additional features, so that buyers can get the full picture of what it's like to live in your home and the **Spectrum** neighborhood. I will also take photos that enables buyers to walk through the home virtually. And I prepare a feature sheet that showcases your home's features to advantage. I distribute your listing data to my Century 21 Award website, and third party sites such as Realtor.com, Zillow or Trulia.

Since I have worked in Spectrum for over 10 years, I have a database of interested buyers and other Agents with buyers that I contact to let them know about the new listing. It is important to have market exposure to maximize interest, offer price, and timely selling of your home.

SPECTRUM HOA INFORMATION

Boardwalk : First Service Residential
800-428-5588
www.fsresidential.com/california/home

Promenade: Hudson Management
858-514-8820 www.hudsonmgmt.com

Esplanade: Walters Mgmt
858-495-0900
www.waltersmanagement.com

Tribeca: Menas Realty
858-270-7870 www.menas.com

Spectrum Master HOA Meissner Jacquet
858-373-1234 www.meissnerjacquet.com

This newsletter is for information purposes only and nothing herein is intended as advice. Please consult with legal and or tax/financial experts for advice. It is not intended as a solicitation if your home is currently listed with a broker.