



**“Buzz” Words-From The “B”
THAT’S MARY “B”!!
Mary “B” Battaglia, GRI,CRS,
TOP LISTING AGENT 2002-2008**



maryb@maryb.com http://www.maryb.com
Office/Pager: 512-767-6787

PERSONAL SERVICE IS MY GUARANTEE!!
Living in your neighborhood and trusted by your neighbors since 1983!!

YEAR OF THE END REPORT FOR 2008

Oakforest/Balcones Oaks —Sold

STREET	* PLAN	TCAD SQ. FT.	SOLD PRICE
Oakview	3-2-1-1-2	1425	\$196,900
Chelsea Moor	3-2-1-1-2	1763	\$210,000
Oak Knoll	3-2-1-2-2	1454	\$212,000
Three Oaks	3-2-1-2-2	1421	\$214,000
Wild Oak	4-2-1-1-2	1634	\$221,500
Rustling Oaks	4-2-2-2-2	1932	\$223,850
Shumard	3-2.5-1-1-2	1801	\$225,000
Shumard	3-2-1-1-2	1888	\$230,000
Three Oaks	4-2-1-2-2	1544	\$230,000
Oak Knoll	4-2-1-2-2	1684	\$234,350
Oak Knoll	4-2-1-2-2	1674	\$237,000
Vallecito	4-2.5-1-2-2	1925	\$242,500
Danwood	4-2.5-1-2-2	1935	\$250,000
Township	3-2-2-2-2	2014	\$270,000
Vallecito Cv	4-2-1-2-2	1809	\$275,000
Tanbark	4-2-1-1-2	2236	\$275,000
Charred Oak	4-2.5-1-2-2	1902	\$283,000
Charred Oak	4-2-2-2-2	2005	\$285,000
Carlwood	4-2-1-2-2	1814	\$290,000
Narrow Oak	3-2-1-2-2	1992	\$295,000
Antigua	4-2-1-2-2	2152	\$295,000
Deadoak	4-2-1-2-2	2064	\$300,000
Kapok	3-2-1-2-2	1894	\$300,000
Oak View	4-2.5-1-2-2	2225	\$302,500
Darcus	4-2-2-2-2	1973	\$305,000
Vallecito	4-2.5-1-1-2	2402	\$316,000
Narrow Oak	4-2.5-1-2-2	2410	\$319,000
Danwood	4-2.5-1-2-2	2484	\$335,000
Deadoak	4-2.5-2-2-2	2873	\$355,000

Windridge—Sold

STREET	*PLAN	TCAD SQ. FT.	SOLD PRICE
Nine Oaks	4-2-1-2-2	2512	\$320,000
Seven Oaks	4-2-1-2-2	2133	\$327,500
Windridge	3.2.5-2-2-2	2593	\$339,000
Bayridge	4-2-1-2-2	2137	\$339,000
Bayridge	4-2.5-2-2-2	2528	\$345,000
Sage Oak	4-2-1-2-2	2279	\$367,000
Oak View	4-2.5-1-2-2	3257	\$415,000
Oak View	4-2.5-2-2-2	3143	\$487,000
Baja Cove	4-3-1-3-2	3283	\$525,000

ALL AVAILABLES

STREET	*PLAN	TCAD SQ. FT.	SOLD PRICE
<u>Windridge:</u>			
7304 Sage Oak	3-3-2-2-2	2763	\$405,000
<u>Oakforest/Balcones Oaks:</u>			
11418 Pradera	4-2.5-2-2-2	2016	\$239,900
11507 Oak View	3-2-1-2-2	1713	\$250,000
11506 Oak Knoll	3-2-1-2-2	1614	\$257,500
7002 Fireoak	3-2-1-2-2-pool	1714	\$275,000
11511 D-K Ranch	3-2-1-2-2	1800	\$285,000

ALL CONTRACT PENDINGS

<u>Windridge:</u>			
Bayridge	3-3-1-2-2	2171	\$335,000
Sage Oak Cv	4-2-2-2-2	2029	\$299,900
<u>Oakforest:</u>			
Fire Oak	3-2-1-2-2	1733	\$238,900
Chelsea Moor	4-3-3-2-2	2101	\$315,000

OAKFOREST-BALCONES OAKS

YEAR END STATS 2008

Average Sold price: \$266,503 (*\$266,191 in 2007*)
Average Square footage: 1918 (*2028 sqft. in 2007*)
Average \$/ Square Footage: \$137.86 sqft (*\$132.56 sqft-2007*)
Average Days on the Market: 38 (*42 days in 2007*)
Listing to Sold Price %: 95.79% (*98% in 2007*)
Total Homes Sold: 29 (*51 homes in 2007*)

WINDRIDGE YEAR END STATS –2008

Average Sold Price: \$385,100 (*\$369,500-2007*)
Average Square Footage: 2567 (*2476 sqft.-2007*)
Average \$/Square Footage: \$145.62 sqft. (*\$149.34-2007*)
Average Days On The Market: 69 (*38 dom-2007*)
Listing to Sold Price %: 92.58% (*97%—2007*)
Total Homes: 9 (*6 homes in 2007*)
*Plan: Bedroom-Bath-Living-Dining-Garage

Mary "B" Battaglia GRI,CRS
Coldwell Banker United, REALTORS®
13376 Research Blvd. #120
Austin, Texas 78750

PRST STD
U.S. Postage
PAID
Austin, TX
Permit #3406



IN 2008 MARY "B" HAS SOLD MORE HOMES THAN ANY AGENT IN LONA NEIGHBORHOOD!

**The 10th Annual Golf Tournament and Auction
"THE MISSY PROJECT" for B.A.D. (Brain Aneurysm Disease)**
Don't play Golf?... Attend the Live/Silent Auction or Dinner starting at 5:00
Help support a free screening, research, or awareness & save a child's life!

Date: April 27th, 2009 - **Location:** Great Hills Country Club
Time: Registration 10:30am- **Shotgun Start @ 12:45pm**
Dinner/Auction: 5:00 p.m. with live and silent auction following dinner.

Information: www.themissyproject.com; **Call:** Mary Magel 512-257-9680 **Email:** Themissyproject@gmail.com

What Can I do? We need hole & screening sponsors, golfers, auction items, baked goods, donations and we need you. Come to the event! Golf or Dinner & Auction you can do both or either.
(We have great opportunities for advertising & help a good cause at the same time.)

Who Is Missy? Missy went to Caraway Elementary, she was 12, her parents still live in our neighborhood. The Missy Project was established by the Magel family and friends on November 24, 1999 - what would have been their daughter Marisa (Missy) 13th birthday. Missy passed away suddenly while at summer camp from a brain aneurysm which they never knew she had.

HELP US SAVE A LIFE!



14th Annual Neighborhood Egg Hunt - SUNDAY, APRIL 5TH 2009

sponsored by Laurel Oaks Neighborhood Association LONA <http://www.laurel-oaks.org>

Event Coordinator: becky@thomasweb.org

Sunday, April 5th - Hunt Starts @ 3:30 pm (Sharp) ARRIVE 15 minutes early! 3:15 pm
Caraway Elementary School Playground-Park
Age Groups: 0-2, 3-5, 6-8, 9-over

Bunny Faces Painted—\$1.00 donation Pictures w/Bunny \$1.00 donations (photos emailed only)

Here's what to do: Deliver 12 or more filled plastic eggs per child to 6715 Colina Lane on or before 5:00 pm Saturday, April 4th 2008. There will be a large bin on the front porch for drop off.

Be at the playground-park at Caraway Elementary on April 5th at 3:15 p.m. with basket in hand.

Everyone is welcome- **Snacks and drinks will be provided.**

Note – The hunting takes just a few minutes – so please be on time!