



“Buzz Words” From The “B”

Mary “B” Battaglia, GRI,CRS,CRN,CEMS

TOP LISTING AGENT 2002-2008

maryb@maryb.com <http://www.maryb.com>

Office/Pager: 512-767-6787

Know of anyone buying or selling.....Your referrals are my greatest compliment!

PERSONAL SERVICE IS MY GUARANTEE!!

Living in your neighborhood and trusted by your neighbors since 1983!!

and....SELLING MORE THAN ANY OTHER INDIVIDUAL AGENT OR TEAM IN OUR NEIGHBORHOOD IN 2009

First 6 Month's Report 2010

Active Listings - Oak Forest/Balcones Oak

Address	Plan *	SF	List Price
6802 Township Trl	3-2.5-2-2-2	2617	365,000
7409 Fireoak Dr	4-2-1-1-2	1653	234,500
7007 Narrow Oak Trl	5-3-3-2-2	2807	383,000
11514 Oak Knoll Dr	3-3-2-2-2	2212	289,500
6600 Branching Oak	3-2-1-1-2	1759	245,000
7311 Danwood Dr	3-2.5-2-2-2	1991	275,000
11414 Pradera Dr	4-2.5-2-2-2	2280	274,000
11602 Three Oaks Trl	3-2-1-1-2	1914	280,000
11803 Broad Oaks Dr	3-2-2-1-2	1570	235,000
11703 Broad Oaks Dr	4-2.5-2-2-2	2274	279,500

Pending Listings

Address	Plan	SF	List Price
Oak Knoll Dr	3-2-1-2-2	1978	179,400
Kapok Ln	4-2-3-2-2	2409	337,900

Sold Listings

Address	Plan	SF	Sold Price
Township Cv	3-2.5-1-2-2	2081	285,700
Township Trl	3-2.5-1-2-2	1922	249,900
Narrow Oak Trl	3-2.5-1-2-2	1761	250,000
Carlwood Dr	4-2-1-2-2	2316	315,000
Colina Ln	3-3-2-2-2	1629	275,000
Oak Knoll Dr	3-2.5-1-1-2	2288	253,000
Fireoak Dr	4-2.5-2-2-2	2382	296,000
Rustling Oaks Trl	4-2-2-2-2	2085	312,750
Danwood Dv	3-2.5-1-2-2	1942	279,000
Fireoak Dr	4-3.5-1-2-2	2549	299,900
Oak Knoll Dr	3-2.5-2-1-2	2162	208,000
Ironwood Cir	4-2.5-1-2-2	2382	333,000
Grass Cv	4-2.5-2-2-2	2402	305,000
Woodcrest Dr	3-2-1-2-2	1466	234,300
Shumard Cir	3-2-1-2-2	1755	257,900
Fireoak Dr	4-2-1-2-2	2031	305,000
Three Oaks Trl	3-2-1-1-2	1604	209,000
Pradera Dr	3-2-1-2-2	2066	263,000
D-K Ranch	4-2.5-2-2-2	2282	274,500

Active Listings - Windridge

No active listings at this time

Pending Listings

Address	Plan	SF	List Price
7908 Yaupon Dr	4-3.5-3-2-2	3784	599,900
7610 Baja CV	4-2.5.2.2.2	3191	485,000

Sold Listings

Address	Plan	SF	Sold Price
Manzanita St	3-2-1-2-2	1840	281,000
Catthorn Cv	4-3.5-2-2-2	2943	409,500
Fireoak Dr	3-2-1-2-2	1866	275,000

WINDRIDGE

First 6 Months Stats 2010

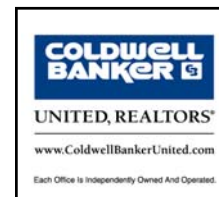
Average Sold price: **\$329,967** (\$332,333 in 2009)
 Average Square footage: **2216** (2321 sqft. in 2009)
 Average \$/ Square Footage: **\$149.78** (\$143.38 sqft-2009)
 Average Days on the Market: **57** (115 days in 2009)
 Listing to Sold Price %: **97.6%** (96.2% in 2009)
 Total Homes Sold: **3** (3 homes in 2009)

OAKFOREST-BALCONES OAKS

First 6 Months Stats 2010

Average Sold Price: **\$272,275** (\$251,208 -2009)
 Average Square Footage: **2,039** (1908 sqft.-2009)
 Average \$/Square Footage: **\$135.06** (\$135.19 - 2009)
 Average Days On The Market: **68** (66 dom-2009)
 Listing to Sold Price %: **98.2%** (97.7%—2009)
 Total Homes: **18** (14 homes in 2009)

*Plan: Bedroom-Bath-Living-Dining-Garage



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



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!